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1 WHEREAS, the City retained EcoTierra Consultants, an environmental consulting firm, to
2 conduct a peer review of the EIR prepared for the Project by Kimley-Horn and Associates, Inc.;
3 and

4 WHEREAS, on June 27, 2024, the City distributed a Notice of Preparation for Draft
5 Environmental Impact Report SCH. 2024061274, for the Project, pursuant to CEQA Guidelines
6 Section 15082 and Public Resources Code Section 21080.4, providing a 30-day period during
7 which responsible agencies, trustee agencies, and members of the general public could provide
8 comments to the City regarding the scope of the proposed EIR; and

9 WHEREAS, pursuant to the authority and criteria contained in CEQA and the City of
10 Rialto environmental guidelines, the City, as the Lead Agency, analyzed the Project and directed
11 the Applicant to prepare a Draft Environmental Impact Report ("DEIR"), and determined that the
12 proposed Project would have significant impacts related to greenhouse gas emissions from Project
13 operations; and

14 WHEREAS, consistent with the requirements of CEQA Guidelines Section 15085, upon
15 completing the DEIR dated September 2025, the City filed a Notice of Completion on September
16 8, 2025 with the Office of Planning and Research; and

17 WHEREAS, on September 5, 2025 consistent with the requirements of the Public
18 Resources Code Section 21092 and CEQA Guidelines Section 15087, the City published a Notice
19 of Availability of the DEIR in the San Bernardino Sun newspaper, and, on September 5, 2025,
20 posted the Notice of Availability at City Hall and mailed a Notice of Availability to all responsible
21 and trustee agencies, all organizations and individuals who had requested notice, and all property
22 owners located within a 1,000 foot radius of the Site; and

23 WHEREAS, the Notice of Availability and Notice of Completion noticed all agencies,
24 organizations, and the public that they had 45 days to provide comments on the contents of the
25 DEIR, which was available in hard copy for in-person review at City Hall – the Community
26 Development Building - and available for download on the City of Rialto website, throughout the
27 comment period; and
28

1 WHEREAS, at the conclusion of the 45-day public review and comment period related to
2 the DEIR, the City directed the preparation of the Final Environmental Impact Report dated
3 December 2025 ("FEIR") pursuant to CEQA Guidelines Sections 15088, 15089 and 15132, which
4 included the DEIR, responses to public comments on the DEIR, and a Mitigation Monitoring and
5 Reporting Program; and

6 WHEREAS, pursuant to CEQA Guidelines Section 15132, the FEIR is required to be
7 completed in compliance with CEQA, and pursuant to Section 21092.5 of CEQA, on December
8 4, 2025, the City sent via email and mail the FEIR, including written responses to comments, to
9 all agencies, organizations, and persons that commented on the DEIR; and

10 WHEREAS, on December 5, 2025, the City published a Notice of Public Hearing that the
11 Planning Commission would consider recommending certification of the FEIR and approval of
12 the Project to the City Council at its December 17, 2025 meeting in the San Bernardino Sun
13 newspaper, posted the notice at City Hall, and mailed said notice to all property owners within a
14 1,000 foot radius of the Site as well as all to all organizations and individuals who had requested
15 notice; and

16 WHEREAS, on December 17, 2025, the Planning Commission conducted a public hearing,
17 and considered the record of proceedings for the FEIR, which includes, but is not limited to, the
18 following:

- 19 (1) The Notice of Preparation for the Project (the "NOP"), and all other public notices
20 issued by the City in connection with the Project;
- 21 (2) The FEIR dated December 2025;
- 22 (3) All written comments submitted by agencies or members of the public during any
23 public review comment period on the DEIR;
- 24 (4) All written and verbal public testimony presented during a noticed public hearing for
25 the Project at which such testimony was taken, including without limitation, the Staff
26 Report to the Planning Commission, including all attachments, any all presentations by
27 City staff, the City's consultants, the Applicant and the Applicant's consultants, the
28 public, and any other interested party;

- 1 (5) The Mitigation Monitoring and Reporting Program for the Project (the “MMRP”);
2 (6) The reports, studies and technical memoranda included and/or referenced in the DEIR
3 and the FEIR and or their appendices;
4 (7) All documents, studies, or other materials incorporated by reference in the DEIR and
5 the FEIR;
6 (8) All Ordinances and Resolutions presented to and/or to be adopted by the City in
7 connection with the Project; and all documents incorporated by reference therein,
8 specifically including, but not limited to, this Resolution and its exhibit;
9 (9) Matters of common knowledge to the City, including but not limited, to federal, state,
10 and local laws and regulations, adopted City plans, policies (including but not limited
11 to the Rialto General Plan and the Rialto Airport Specific Plan), and the professional
12 qualifications of City staff members and consultants;
13 (10) Any documents expressly cited in this Resolution and its exhibit, the Staff Report to
14 the Planning Commission, the FEIR which includes the DEIR; and
15 (11) Any other relevant materials required to be in the record of proceedings under Section
16 21167.6(e) of the Public Resources Code; and

17 WHEREAS, the City has not pre-committed to approving the Project or the FEIR, and will
18 not commit to any approval related to the Project until the Planning Commission and City Council
19 consider and certify the FEIR for the Project based upon all evidence presented; and

20 WHEREAS, on December 17, 2025, following the public hearing, the Planning
21 Commission considered and discussed the adequacy of the proposed FEIR as an informational
22 document and applied their own independent judgment and analysis to review said FEIR, and
23 hereby desire to take action to recommend that the City Council certify the FEIR, as having been
24 completed in compliance with CEQA, based on the findings found herein; and

25 WHEREAS, at its December 17, 2025, meeting, following the public hearing, the Planning
26 Commission also considered and decided whether to recommend approval or rejection of the
27 Project at this time; and

28 WHEREAS, CEQA requires in Public Resources Section 21081 the following:

1 “Section 21081. Findings necessary for approval of project. Pursuant to the policy stated
2 in Sections 21002 and 21002.1, no public agency shall approve or carry out a project for
3 which an environmental impact report has been certified which identifies one or more
4 significant effects on the environment that would occur if the project is approved or carried
5 out unless both of the following occur:

6 (a) The public agency makes one or more of the following findings with respect to each
7 significant effect:

8 (1) Changes or alterations have been required in, or incorporated into, the Project
9 which mitigate or avoid the significant effects on the environment.

10 (2) Those changes or alterations are within the responsibility and jurisdiction of
11 another public agency and have been, or can and should be, adopted by that other
12 agency.

13 (3) Specific economic, legal, social, technological, or other considerations,
14 including considerations for the provision of employment opportunities for highly
15 trained workers, make infeasible the mitigation measures or alternatives identified
16 in the environmental impact report.

17 (b) With respect to significant effects which were subject to a finding under paragraph (3)
18 of subdivision (a), the public agency finds that specific overriding economic, legal, social,
19 technological, or other benefits of the Project outweigh the significant effects on the
20 environment.”

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

22 NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS, that the Planning Commission of
23 the City of Rialto hereby do find, determine, and declare based upon the evidence presented as
24 follows:

25 SECTION 1: RECITALS. The Planning Commission hereby finds all of the above recitals
26 to be true and correct and such recitals are incorporated herein by this reference.

27 SECTION 2: FINDINGS. The FEIR available at the Community Development
28 Department office and provided concurrently with this Resolution, includes the DEIR SCH No.

1 2024061274 dated September 2025 and all related appendices, the Response to Comments, and all
2 related appendices and attachments to the FEIR dated December 2025. The Planning Commission
3 finds, based upon the forgoing substantial evidence in the record of proceedings, and the whole
4 record before it, in the exercise of its independent judgment and analysis, that the FEIR is,
5 procedurally and substantively, in compliance with the requirements of CEQA:

6 a. *Procedural Compliance:* The Final EIR was prepared in procedural
7 compliance with the requirements of CEQA:

- 8 1. Notice of Preparation. As described in the Recitals hereto, a Notice
9 of Preparation was prepared in accordance with Section 15082 of
10 CEQA.
- 11 2. Public Review. As described in the Recitals hereto, the City held
12 multiple public review periods pursuant to the CEQA Guidelines.
- 13 3. Notice of Completion. As described in the Recitals hereto, the City
14 has complied with CEQA Guidelines Sections 15085, 15086,
15 15087, and 15105 by providing a Notice of Completion of the DEIR
16 to the State Clearinghouse and a Notice of Availability to
17 responsible and trustee agencies and other persons and agencies as
18 required.
- 19 4. Written Comments. As described in the Recitals hereto, the City
20 has evaluated and responded to all written comments received
21 during the public review period and included both comments and
22 responses as part of the FEIR pursuant to CEQA Guidelines Section
23 15088.

24 b. *Findings Regarding Significant Effects that Can be Mitigated to Less*
25 *Than Significant.* The FEIR identifies potentially significant effects on
26 the environment that could result if the Project were adopted without
27 changes or alterations in the Project and imposition of mitigation
28 measures and further finds that changes, alterations, and mitigation

1 measures have been incorporated into, or imposed as conditions of
2 approval on, the Project. The Planning Commission adopts the statements
3 and findings in Exhibit A (Section 5.2, titled “Potentially Significant
4 Impacts Which Can Be Mitigated Below a Level of Significance with
5 Mitigation Measures”) to this Resolution, which is attached hereto and
6 incorporated herein by this reference. These avoidable significant effects
7 are identified in Exhibit A (Section 5.2) and include potentially significant
8 impacts to air quality, biological resources, cultural resources, geology
9 and soils, greenhouse gas emissions, hazards and hazardous materials,
10 noise and vibration, and tribal cultural resources. However, mitigation
11 measures can be implemented to reduce these impacts to a level that is
12 less than significant; changes have been required in, or incorporated into,
13 the Project through the imposition of mitigation measures as described in
14 Exhibit A (Section 5.2). These mitigation measures identified in Exhibit
15 A will be imposed pursuant to the MMRP found at Section 4.0 in the
16 FEIR. These changes, alterations, and mitigation measures are fully
17 enforceable because they have either resulted in an actual change to the
18 Project as proposed or they have been imposed as conditions of approval
19 on the Project.

- 20 c. *Findings Regarding Unavoidable Significant Impacts.* The Planning
21 Commission adopts the statements and findings in Exhibit A (Section 5.3,
22 titled “Significant and Unavoidable Impacts of the Project”) to this
23 Resolution, which is attached hereto and incorporated herein by this
24 reference. The Project has significant effects that cannot be mitigated to
25 a less than significant level through the imposition of mitigation measures.
26 These significant effects are identified in Exhibit A (Section 5.3). Specific
27 economic, legal, social, technological, or other considerations are found
28 to make the Proposed Project acceptable notwithstanding that even with

1 the required mitigation measures, and consideration of project alternatives
2 identified in the FEIR for the significant impacts identified in Exhibit A
3 (Section 5.4) all impacts cannot be reduced to less than and significant
4 levels, including those based upon the findings in Exhibit A (Section 5.3)
5 to this resolution, and the findings in Exhibit A (Section 5.4) regarding
6 the proposed alternatives. Therefore, those impacts are found to be
7 significant and unavoidable.

8 d. *Findings Regarding Less than Significant Impacts.* In the course of the
9 DEIR evaluation, certain environmental impacts of the Project were found
10 not to be significant. Any and all potential significant impacts discussed
11 in the FEIR that are not subject to paragraph 2(b) or 2(c), above, as either
12 an avoidable significant impact, or as an unavoidable significant impact,
13 are insignificant impacts to the environment. There exists no fair
14 argument that the environmental conditions that were found not to be
15 significant in the DEIR will pose a significant environmental impact, due
16 to the inability of a Project of this scope to create such impacts or the
17 absence of Project characteristics producing significant effects of this
18 nature.

19 SECTION 3: FEIR REVIEWED AND CONSIDERED. The Planning Commission has
20 reviewed and considered the information contained in the FEIR and, based upon the forgoing,
21 substantial evidence in the record of proceedings, and the whole record before it, in the exercise
22 of its independent judgment and analysis, finds that the FEIR has been completed in compliance
23 with CEQA.

24 SECTION 4: ALTERNATIVES. The FEIR identified potential environmental impacts of
25 separate project alternatives compared to impacts from the proposed Project. These alternatives
26 were selected based upon their ability to avoid or substantially lessen the significant effects of the
27 proposed Project, while still achieving the primary Project objectives. Most alternatives are hereby
28 found infeasible due to lack of alternative site availability, failure to meet basic Project objectives,

1 or the fact that some alternatives would still have the same types of significant and unavoidable
2 impacts as the Project. Based upon the forgoing, substantial evidence in the record of proceedings,
3 and the whole record before it, in the exercise of its independent judgment and analysis, the
4 Planning Commission hereby recommends that the City Council adopt the Statement of Findings
5 on rejection of Project Alternatives in Exhibit A (Section 5.4, titled "Alternatives to the Proposed
6 Project") to this Resolution, which is attached hereto and incorporated herein by this reference.

7 SECTION 5: STATEMENT OF OVERRIDING CONSIDERATIONS. Based upon the
8 forgoing, substantial evidence in the record of proceedings, and the whole record before it, in the
9 exercise of its independent judgment and analysis, the Planning Commission finds, pursuant to
10 CEQA Section 21081(b) and CEQA Guidelines Section 15093, that the specific economic, legal,
11 social, technological and other benefits of the Project outweigh the Project's unavoidable adverse
12 environmental impacts, and therefore, the impacts are acceptable. Based upon the forgoing,
13 substantial evidence in the record of proceedings, and the whole record before it, in the exercise
14 of its independent judgment and analysis, the Planning Commission hereby recommends that the
15 City Council adopt the Statement of Overriding Considerations in Exhibit A (Section 6.0, titled
16 "Statement of Overriding Considerations") to this Resolution, which is attached hereto and
17 incorporated herein by this reference. Based upon the forgoing, substantial evidence in the record
18 of proceedings, and the whole record before it, in the exercise of its independent judgment and
19 analysis, the Planning Commission finds that each of the Significant and Unavoidable Impacts
20 identified in Exhibit A (Section 5.3) may be considered acceptable for the reasons cited.

21 SECTION 6: MITIGATION MONITORING. The City as lead agency adopts the MMRP
22 for the changes made to the Project that it has adopted in order to mitigate or avoid significant
23 effects on the environment. Pursuant to Public Resources Code Section 21081.6, the MMRP set
24 forth as Section 4.0 to the FEIR to this Resolution, which is attached hereto as Exhibit B and
25 incorporated herein by this reference, is hereby adopted to ensure that all mitigation measures
26 adopted for the Project are fully implemented. Based upon the forgoing, substantial evidence in
27 the record of proceedings, and the whole record before it, in the exercise of its independent
28 judgment and analysis, the Planning Commission hereby recommends that the City Council adopt

1 the MMRP to ensure compliance with mitigation measures during Project implementation. As
2 required by Public Resources Code Section 21081.6, the MMRP designates responsibility and
3 anticipated timing for the implementation of the mitigation measures recommended in the FEIR.
4 The MMRP will remain available for public review during the compliance period.

5 SECTION 7: RECOMMENDATION OF CERTIFICATION. Based on the above facts
6 and findings, in the exerciser of its independent judgment and analysis, the Planning Commission
7 hereby recommends that the City Council certify the FEIR for the Project as accurate and adequate.
8 Based on the above facts and findings, in the exerciser of its independent judgment and analysis,
9 the Planning Commission further recommends that the City Council certify that the FEIR was
10 completed in compliance with CEQA and the CEQA Guidelines.

11 SECTION 8: The Chairman of the Planning Commission shall sign the passage and
12 adoption of this resolution and thereupon the same shall take effect and be in force.

13 PASSED, APPROVED, AND ADOPTED this 17th day of December, 2025.

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17 MICHAEL E. STORY, CHAIR
18 CITY OF RIALTO PLANNING COMMISSION
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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. **2025-32** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 17th day of December 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-32** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 7 (Corral, Estvander, Gutierrez, Story, Schneider, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 0
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 17th day of December 2025.
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22 Heidy Gonzalez
23 Administrative Assistant
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RESOLUTION NO. 2025-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP NO. 2023-0006 TO PROVIDE PUBLIC RIGHT-OF-WAY DEDICATIONS AND TO RESOLVE UNDERLYING PAST RECORDINGS AND INSTRUMENTS RELATED TO ONE (1) 38.89 GROSS ACRE PARCEL OF LAND (APN: 0239-192-23) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND LOWELL STREET WITHIN THE GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, IV5 Locust Gateway LLC, proposes to provide public right-of-way dedications and to resolve underlying past recordings and instruments ("Project") related to one (1) 38.89 gross acre parcel of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan ("Site"); and

WHEREAS, the Project within the I-GM land use district requires the approval of a tentative parcel map, and the Applicant has agreed to apply for a Tentative Parcel Map No. 2023-0006, also referred to as Tentative Parcel Map No. 20809 ("TPM No. 20809"), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2023-0032 ("CDP No. 2023-0032") to facilitate the development and operation of a 664,859 square foot industrial warehouse building on the Site; and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2023-0041 ("PPD No. 2023-0041") to facilitate the development of a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on the Site; and

WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 20809, CDP No. 2023-0032, and PPD No. 2023-0041, took testimony, at which time it received input from staff, the city

1 attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 20809, CDP
2 No. 2023-0032, and PPD No. 2023-0041; and closed the public hearing; and

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

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

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

8 SECTION 2. Based upon the forgoing and substantial evidence presented to the Planning
9 Commission during the public hearing conducted with regard to TPM No. 20809, including, but not
10 limited to, written staff reports, verbal testimony, presentations by City staff, site plan, and other
11 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
12 determines that TPM No. 20809 satisfies the requirements of Government Code Sections 66473.5
13 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to the findings which must
14 be made precedent to approving a tentative map. The findings are as follows:

- 15 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the City
16 of Rialto and the General Manufacturing (I-GM) land use district of the Rialto Airport
17 Specific Plan; and

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

19 The Site has a General Plan designation of General Industrial with a Specific Plan Overlay,
20 and a land use designation of General Industrial (I-GM) within the Rialto Airport Specific
21 Plan. The Project will provide the necessary public right-of-way dedication to facilitate the
22 development of a new industrial warehouse building on the Site, which is permitted within
23 the underlying General Plan and Specific Plan land use designations. Furthermore, the right-
24 of-way dedication will reduce the size of the parcel that makes up the Site from 38.89 gross
25 acres to 38.78 net acres. However, per Table 9 (Development Standards – Non-Residential
26 Designations) of the Rialto Airport Specific Plan, the required minimum parcel size within
27 the I-GM land use designation is 0.5 acres. The final parcel will greatly exceed the required
28 minimum size.

- 25 2. That the design and improvements of the proposed tentative parcel map are consistent
26 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the
27 General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

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

1 The Project will comply with all technical standards required by Subdivision Map Act, the
2 General Plan of the City of Rialto, and the I-GM land use designation of the Rialto Airport
3 Specific Plan. The final parcel will exceed the minimum lot dimensions as required by the
4 I-GM land use district of the Rialto Airport Specific Plan.

5 3. That the site is physically suitable for the type of proposed development; and

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

7 The Site is a relatively flat piece of land and development of the land should be easily
8 accommodated. The Applicant will be required to submit a grading plan and
9 geotechnical/soils report to the Public Works Department for review and approval prior to
10 issuance of any building permits.

11 4. That the site is physically suitable for the proposed density of the development; and

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

13 The Project will provide the necessary public right-of-way dedications reducing the size of
14 the parcel that makes up the Site from 38.89 gross acres to 38.78 net acres. Subsequently, the
15 applicant will construct a 664,859 square foot industrial warehouse building on the Site. Table
16 9 (Development Standards – Non-Residential Designations) of the Rialto Airport Specific
17 Plan does not have criteria restricting the maximum allowable Floor Area Ratio (FAR) or Lot
18 Coverage for a development in the I-GM land use district. However, the proposed
19 development does comply with all of the development standards of the I-GM land use district
20 that are contained within the Table 9 (Development Standards – Non-Residential
21 Designations) of the Rialto Airport Specific Plan and Chapter 18.112 (Indoor Storage Uses)
22 of the Rialto Municipal Code, including building setbacks, landscape setbacks, parking, etc.

23 5. That the design of the land division is not likely to cause substantial environmental
24 damage or substantially injure fish, wildlife, or their habitat; and

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

26 The Site is completely undeveloped and covered by natural grasses and shrubs. The
27 Environmental Impact Report (Environmental Assessment Review No. 2023-0051)
28 prepared for the project identified that the Site did not have suitable habitat for any
threatened or endangered species. Nevertheless, the Environmental Impact Report
prepared for the Project includes two (2) mitigation measures requiring pre-construction
surveys to ensure that burrowing owls and other nesting birds are not present on the Site.
Implementation of those two (2) mitigation measures will reduce any potential impacts on
biological resources to a less than significant level.

6. That the design of the land division is not likely to cause serious public health
problems; and

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

2 The Project is consistent with the General Plan and the General Manufacturing (I-GM) land
3 use district of the Rialto Airport Specific Plan. To the north of the project site, across
4 Lowell Street, are several existing industrial developments, and to the east, across Locust
5 Avenue, is approximately 4.75 acres of vacant land. To the south are several existing
6 industrial developments, and to the west is a concrete mix manufacturing facility operated
7 by Robertson's Ready Mix. The project is not expected to negatively impact any uses with
8 the successful implementation of mitigation measures. Measures, such as landscape
9 buffering and the installation of solid screen walls, will be implemented as a part of the
10 Project to prevent any negative impacts to the nearby land uses. Furthermore, construction
11 impacts on the site will be limited through the strict enforcement of the allowable
12 construction hours listed in Section 9.50.070 of the Rialto Municipal Code, as well as
13 enforcement of regular watering of the site to limit airborne dust and other particulate
14 matter. As a result, the Project is not likely to cause any public health problems.

- 15 7. That the design of the land division or proposed improvements will not conflict with
16 easements, acquired by the public at large, for access through or use of, property
17 within the proposed land division.

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

19 Seven (7) easements currently exist on the Site – one (1) for sewer and drainage purposes,
20 three (3) for public utility purposes, and three (3) for ingress, egress, and roadway purposes.
21 Upon completion of the Final Map and street dedication, all seven (7) easements will be
22 vacated. The easements are not needed to facilitate the development and operation of one (1)
23 664,859 square foot industrial warehouse development and the associated on-site and off-site
24 improvements on the Site.

- 25 8. That the discharge of waste from the proposed subdivision into an existing community
26 sewer system would not result in violation of existing requirements prescribed by a
27 California regional water quality control board pursuant to Division 7 (commencing
28 with 13000) of the Water Code.

29 The industrial warehouse building proposed by the Applicant will be required to connect to
30 the City sewer system via the Conditions of Approval for PPD No. 2023-0041. Rialto Water
31 Services has reviewed the Project and determined a sewer main on Lowell Street that leads to
32 a sewer main on Locust Avenue is available for connection. Additionally, the City of Rialto
33 Public Works Department will review and approve sewer improvement plans for the industrial
34 warehouse building prior to issuance of a building permit.

35 SECTION 3. An Environmental Impact Report (Environmental Assessment Review No.
36 2023-0051) has been prepared for the proposed Project in accordance with the California
37 Environmental Quality Act (CEQA) and it has been determined that the Project will create

1 unavoidable significant impacts to greenhouse gas emissions. On December 17, 2025, by Resolution
2 No. _____, the Planning Commission recommended that the City Council certify the above-
3 reference Environmental Impact Report, make certain findings, and adopt a Statement of Overriding
4 Considerations and a Mitigation Monitoring and Reporting Plan, which Resolution No. _____
5 together with the above-referenced Environmental Impact Report are incorporated herein by
6 reference. The Planning Commission further finds that TPM No. 20809 is within the scope of the
7 above-referenced Environmental Impact Report. Accordingly, the Planning Commission has
8 forwarded, or is forwarding, a recommendation to the City Council to adopt the above-referenced
9 Environmental Impact Report prepared for the Project.

10 SECTION 4. Based upon the forgoing and substantial evidence presented to the Planning
11 Commission during the public hearing conducted with regard to TPM No. 20809, including, but not
12 limited to, written staff reports, verbal testimony, presentations by City staff, site plan, and other
13 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
14 recommends that the City Council approve TPM No. 20809, subject to the following conditions:

- 15 1. TPM No. 20809 is approved allowing the dedication of public right-of-way and the
16 resolution of underlying past recordings and instruments on the legal description related
17 to one (1) 38.89 gross acre (38.78 net acre) parcel of land (APN: 0239-192-23) located
18 at the southwest corner of Locust Avenue and Lowell Street within the General
19 Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan – for the
20 purpose of developing one (1) 664,859 square foot industrial warehouse building, as
21 shown on the tentative parcel map attached as Exhibit A, and as approved by the City
22 Council.
- 23 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
24 working hours to assure compliance with these conditions and other codes.
- 25 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
26 and/or any of its officials, officers, employees, agents, departments, agencies, and
27 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
28 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

1 officials, officers, employees, agents, departments, agencies, and instrumentalities
2 thereof (including actions approved by the voters of the City), for or concerning the
3 Project (collectively, the "Entitlements"), whether such Actions are brought under the
4 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
5 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
6 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
7 or any decision of a court of competent jurisdiction. This condition to indemnify,
8 protect, defend, and hold the City harmless shall include, but not be limited to (i)
9 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
10 attorneys' fees and other costs, liabilities and expenses incurred in connection with
11 such proceeding whether incurred by applicant, Property owner, or the City and/or
12 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
13 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
14 Applicant shall not be liable to the City Parties under this indemnity to the extent the
15 Damages incurred by any of the City Parties in such Action(s) are a result of the City
16 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
17 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
18 defend, and hold the City harmless as stated herein within five (5) days of approval of
19 TPM No. 20809.

- 20 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
21 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
22 subject to protest by the applicant at the time of approval or conditional approval of the
23 Project or within 90 days after the date of the imposition of the fees, dedications,
24 reservations, or exactions imposed on the Project.
- 25 5. The applicant shall complete and abide by all pre-construction mitigation measures
26 contained within the Mitigation Monitoring and Reporting Program associated with the
27 Environmental Impact Report (Environmental Assessment Review No. 2023-0051)
28 adopted for the Project, prior to the issuance of a grading permit.
6. The applicant shall complete and abide by all during-construction mitigation measures
contained within the Mitigation Monitoring and Reporting Program associated with the
Environmental Impact Report (Environmental Assessment Review No. 2023-0051)
adopted for the Project, prior to the issuance of a Certificate of Occupancy.
7. The applicant shall secure the services of a tribal cultural monitor to be present during
all ground disturbance activities associated with the construction of this project. The
tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-
Kizh Nation, and documentation of coordination between the applicant and the
Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to
the Planning Division prior to the issuance of a grading permit.
8. The applicant shall submit a final parcel map (Parcel Map No. 20809), prepared by a
California registered Land Surveyor or qualified Civil Engineer, to the Public Works
Engineering Division for review and approval. A Title Report prepared for subdivision

1 guarantee for the subject property, the traverse closures for the existing parcel and all
2 lots created therefrom, and copies of record documents shall be submitted with the
3 Parcel Map to the Engineering Division as part of the review of the Map. The Parcel
4 Map shall be approved by the City Council prior to issuance of building permits, except
5 as allowed by the Subdivision Map Act. Prior to approval of the Parcel/Tract Map by
6 the City Council, provide a Preliminary Subdivision Report from a title company and
7 if applicable, provide evidence that Section 66436 of the Subdivision Map Act
8 regarding interfering with the rights of easement holders has been addressed.
9 Dedications to the public required by these conditions of approval shall be made via
10 separate instrument or Parcel Map, whichever occurs first.

11 9. In accordance with Government Code 66462, all required public improvements shall be
12 completed prior to the approval of Parcel Map No. 20809. Alternatively, the applicant
13 may enter into a Subdivision Improvement Agreement to secure the cost of all required
14 public improvements at the time of requesting the City Engineer's approval of Parcel Map
15 No. 20809. The applicant will be required to secure the Subdivision Improvement
16 Agreement pursuant to Government Code 66499 in amounts determined by the City
17 Engineer.

18 10. The applicant shall comply with all other applicable State and local ordinances.

19 11. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TPM No.
20 20809 is granted for a period of twenty-four (24) months from the effective date of this
21 resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an extension
22 of time for TPM No. 20809 may be granted by the Planning Commission for a period
23 or periods not to exceed a total of thirty-six (36) months. The period or periods of
24 extension shall be in addition to the original twenty-four (24) months. An application
25 shall be filed with the Planning Division for each extension together with the required
26 fee prior to the expiration date of TPM No. 20809.

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

PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.

23 
24 _____
25 MICHAEL E. STORY, CHAIR
26 CITY OF RIALTO PLANNING COMMISSION
27
28

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. **2025-33** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 17th day of December 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-33** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 7 (Corral, Estvander, Gutierrez, Story, Schneider, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 0
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 17th day of December 2025.
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22 Heidy Gonzalez
23 Administrative Assistant
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RESOLUTION NO. 2025-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL DEVELOPMENT PERMIT NO. 2023-0032 ALLOWING THE DEVELOPMENT AND OPERATION OF A 664,859 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING 38.89 GROSS ACRES (38.78 NET ACRES) OF LAND (APN: 0239-192-23) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND LOWELL STREET WITHIN THE GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, IV5 Locust Gateway Logistics Center LLC, ("Applicant") proposes to develop and operate a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements ("Project") on approximately 38.89 gross acres (38.78 net acres) of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan ("Site"); and

WHEREAS, the Project will consist of a 664,859 square foot industrial warehouse building, eighty-two (82) dock-high loading doors, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Ordinance No. 1653, the Project requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 2023-0032 ("CDP No. 2023-0032"); and

WHEREAS, in conjunction with the Project, the applicant has applied for Tentative Parcel Map No. 2023-0006, also referred to as Tentative Parcel Map No. 20809 ("TPM No. 20809") to provide public right-of-way dedications and to resolve underlying past recordings and instruments related to the Site; and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2023-0041 ("PPD No. 2023-0041") to facilitate the development of a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on the Site; and

1 WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on CDP No. 2023-0032, TPM No.
3 20809, and PPD No. 2023-0041, took testimony, at which time it received input from staff, the
4 city attorney, and the applicant; heard public testimony; discussed the proposed CDP No. 2023-
5 0032, TPM No. 20809, and PPD No. 2023-0041; and closed the public hearing; and

6 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.
7 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto as
8 follows:

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

11 SECTION 2. Based upon the forgoing and substantial evidence presented to the Planning
12 Commission during the public hearing conducted with regard to CDP No. 2023-0032, including, but
13 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other
14 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
15 determines that CDP No. 2023-0032 satisfies the requirements of Section 18.66.020 of the Rialto
16 Municipal Code pertaining to the findings which must be made precedent to granting a conditional
17 development permit, which findings are as follows:

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

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

22 The Site is "L"-shaped, expansive in size, and vacant. The Project will develop the highest
23 and best use for the Site, in accordance with the General Manufacturing (I-GM) land use
24 district of the Rialto Airport Specific Plan. Additionally, the Project will provide
employment opportunities within the City and reduce blight by implementing a use on
vacant, unimproved land.

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

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

1 The development of an industrial warehouse building on the Site is consistent with the
2 underlying General Manufacturing (I-GM) land use district, which conditionally permits
3 the development and operation of industrial warehouse buildings. To the north of the
4 project site, across Lowell Street, are several existing industrial developments, and to the
5 east, across Locust Avenue, is approximately 4.75 acres of vacant land. To the south are
6 several existing industrial developments, and to the west is a concrete mix manufacturing
7 facility operated by Robertson's Ready Mix. The nearby area is predominantly designated
8 for and developed with industrial uses, and as a result, there are no sensitive land uses
9 adjacent to the project site. The project is not expected to negatively impact any uses with
10 the successful implementation of measures such as landscape buffering, the installation of
11 solid screen walls, aesthetic building enhancements, and other traffic related measures.

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

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

16 The Site is 38.78 net acres in size and adjacent to two (2) public streets, which will be able to
17 accommodate the proposed use. The Project will have three (3) points of access via Lowell
18 Street and one (1) point of access via Locust Avenue. In addition, the building will have 365
19 passenger vehicle parking spaces, which exceeds the amount required by Chapter 18.58 (Off-
20 Street Parking) of the Rialto Municipal Code.

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

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

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

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

This finding is supported by the following facts:

As previously stated, the proposed use is consistent with the General Manufacturing (I-GM)
land use district of the Rialto Airport Specific Plan. The building will be oriented such that
none of the dock doors will front or face the public right-of-way and the building will have
365 passenger vehicle parking spaces, all of which comply with the General Plan, the I-
GM land use district of the Rialto Airport Specific Plan, Chapter 18.112 (Indoor Storage
Facilities) of the Rialto Municipal Code, and the City's Design Guidelines. Additionally,

1 a landscape setback with a minimum depth of twenty (20) feet will be provided along the
2 frontages of both Locust Avenue and Lowell Street.

- 3 6. Any potential adverse effects upon the surrounding properties will be minimized to
4 every extent practical and any remaining adverse effects shall be outweighed by the
benefits conferred upon the community or neighborhood as a whole.

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

6 The Project's effects will be minimized through the implementation of the Conditions of
7 Approval contained herein, and through the implementation of Conditions of Approval
8 imposed by the City Council on the Precise Plan of Design, such as extensive landscaping,
9 solid screen walls, and enhanced architectural features. The development of a high-quality
10 industrial development will provide additional employment opportunities for residents and
11 visitors to the City. The Project will also serve to develop a piece of land, which has
12 remained undeveloped. The Project is consistent with the General Manufacturing (I-GM)
13 land use district and the surrounding industrial land uses. The nearby area is predominantly
14 designated for and developed with industrial uses, and as a result, there are no sensitive
15 land uses adjacent to the project site. The project is not expected to negatively impact any
16 uses with the successful implementation of measures such as landscape buffering, the
17 installation of solid screen walls, aesthetic building enhancements, and other traffic related
18 measures. Therefore, any potential adverse effects are outweighed by the benefits conferred
19 upon the community and neighborhood as a whole.

16 SECTION 3. An Environmental Impact Report (Environmental Assessment Review No.
17 2023-0051) has been prepared for the proposed Project in accordance with the California
18 Environmental Quality Act (CEQA) and it has been determined that the Project will create
19 unavoidable significant impacts to greenhouse gas emissions. On December 17, 2025, by Resolution
20 No. _____, the Planning Commission recommended that the City Council certify the above-
21 reference Environmental Impact Report, make certain findings, and adopt a Statement of Overriding
22 Considerations and a Mitigation Monitoring and Reporting Plan, which Resolution No. _____
23 together with the above-referenced Environmental Impact Report are incorporated herein by
24 reference. The Planning Commission further finds that the CDP No. 2023-0032 is within the scope
25 of the above-referenced Environmental Impact Report. Accordingly, the Planning Commission has
26 forwarded, or is forwarding, a recommendation to the City Council to adopt the Environmental Impact
27 Report prepared for the Project.

28 SECTION 4. Based upon the forgoing and substantial evidence presented to the Planning
Commission during the public hearing conducted with regard to CDP No. 2023-0032, including, but

1 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, and other
2 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
3 recommends that the City Council approve CDP No. 2023-0032, in accordance with the plans and
4 application on file with the Planning Division, subject to the following conditions:

- 5 1. The approval is granted allowing the development and operation of a 664,859 square foot
6 industrial warehouse building on 38.89 gross acres (38.78 net acres) of land (APN: 0239-
7 192-23) located at the southwest corner of Locust Avenue and Lowell Street, as shown
8 on the plans attached as Exhibit A and as approved by the City Council. If the Conditions
9 of Approval specified herein are not satisfied or otherwise completed, the project shall be
10 subject to revocation.
- 11 2. City inspectors shall have access to the site to reasonably inspect the site during normal
12 working hours to assure compliance with these conditions and other codes.
- 13 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
14 and/or any of its officials, officers, employees, agents, departments, agencies, and
15 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
16 demands, law suits, writs of mandamus, and other actions and proceedings (whether
17 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
18 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
19 and other such procedures), (collectively "Actions"), brought against the City, and/or
20 any of its officials, officers, employees, agents, departments, agencies, and
21 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
22 annul, the any action of, or any permit or approval issued by, the City and/or any of its
23 officials, officers, employees, agents, departments, agencies, and instrumentalities
24 thereof (including actions approved by the voters of the City), for or concerning the
25 Project (collectively, the "Entitlements"), whether such Actions are brought under the
26 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
27 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
28 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 limited to (i) damages,
fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees
and other costs, liabilities and expenses incurred in connection with such proceeding
whether incurred by applicant, Property owner, or the City and/or other parties
initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the
"Damages"). Notwithstanding anything to the contrary contained herein, the Applicant
shall not be liable to the City Parties under this indemnity to the extent the Damages
incurred by any of the City Parties in such Action(s) are a result of the City Parties'
fraud, intentional misconduct or gross negligence in connection with issuing the
Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,
and hold the City harmless as stated herein within five (5) days of approval of CDP No.
2023-0032.

- 1 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
2 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
3 subject to protest by the applicant at the time of approval or conditional approval of the
4 Project or within 90 days after the date of the imposition of the fees, dedications,
5 reservations, or exactions imposed on the Project.
- 6 5. The property owner(s) and building tenants shall always abide by all operational
7 mitigation measures contained within the Mitigation Monitoring and Reporting Program
8 associated with the Environmental Impact Report (Environmental Assessment Review
9 No. 2023-0051) adopted for the Project.
- 10 6. The tenants within the buildings shall always conduct operations consistent with the
11 environmental analysis contained within the Environmental Impact Report
12 (Environmental Assessment Review No. 2023-0051) adopted for the Project.
- 13 7. The Project shall be limited to a maximum of 683 actual passenger car trips and 455 actual
14 truck trips daily, in accordance with Table 5 (Summary of Project Trip Generation) of the
15 Traffic Study prepared for the Project by Kimley-Horn and Associates, Inc. and dated
16 December 2025, which is attached hereto as Exhibit B.
- 17 8. The applicant, landlord, and/or tenant(s) shall require all inbound truck traffic to access
18 the site via the SR-210 Freeway & Alder Avenue off-ramps, northbound on Alder Avenue
19 to Casmalia Street, eastbound on Casmalia Street to Locust Avenue, and then northbound
20 on Locust Avenue to the either driveway connected to Locust Avenue, or via the I-15
21 Freeway & Sierra Avenue off-ramps, southbound on Sierra Avenue to Riverside Avenue,
22 southeastbound on Riverside Avenue to Locust Avenue, and then southbound on Locust
23 Avenue to either driveway connected to Locust Avenue. Inbound truck traffic shall not
24 use Casmalia Street east of Locust Avenue or Riverside Avenue southeast of Locust
25 Avenue.
- 26 9. The applicant, landlord, operator(s) and/or tenant(s) shall require all outbound truck traffic
27 to proceed southbound on Locust Avenue to Casmalia Street, then westbound on
28 Casmalia Street to Alder Avenue, then southbound on Alder Avenue to the SR-210
Freeway & Alder Avenue on-ramps, or trucks exiting shall proceed northbound on Locust
Avenue to Riverside Avenue, then northwestbound on Riverside Avenue to Sierra
Avenue, then northbound on Sierra Avenue to the I-15 Freeway & Sierra Avenue on-
ramps.
- 10 10. The applicant, landlord, operator(s) and/or tenant(s) shall ensure that all inbound truck
traffic that requires temporary queuing or staging do so on-site. Inbound truck traffic shall
not queue or stage on any public street at any time. Activities on-site shall not operate in
such a manner that would impact traffic lanes, cause back up (queuing or staging) of
vehicles into the public-right-of-way, or create any unsafe conditions. Fire and Police
access and passage around trucks queuing or staging on-site shall be feasible at all times
and activities shall not block parking areas, access or passage for disabled persons or
emergency response vehicles.

11. The applicant, landlord, operator(s) and/or tenant(s) shall only park or store trucks and trailers within designated truck and trailer spaces within the truck court and adjacent to the dock doors on the north side of the building. No trucks or trailers shall be parked or stored within any drive-aisles or passenger vehicle parking areas outside of the enclosed truck court at any time.
12. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of the building at any time, except for trucks, trailers, and vehicles associated with the operation(s) conducted within the building, without prior approval of a separate Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code.
13. Approval of CDP No. 2023-0032 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.
14. In the event, that any operation on the Site is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to, uses which are or have become offensive to neighboring property or the goals and objectives of the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and/or the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.
15. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2023-0032, TPM No. 20809, or PPD No. 2023-0041, the Planning Commission may initiate proceedings to revoke the conditional development permit in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. CDP No. 2023-0032 may be revoked, suspended or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:
 - a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;
 - b) Any of the express conditions or terms of such permit are violated;
 - c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and/or the City's General Plan.

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

3 PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.

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6 _____
7 MICHAEL E. STORY, CHAIR
8 CITY OF RIALTO PLANNING COMMISSION
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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. **2025-34** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 17th day of December 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-34** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 7 (Corral, Estvander, Gutierrez, Story, Schneider, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 0
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 17th day of December 2025.
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22 Heidy Gonzalez
23 Administrative Assistant
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RESOLUTION NO. 2025-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE PRECISE PLAN OF DESIGN NO. 2023-0041 ALLOWING THE DEVELOPMENT OF A 664,859 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED PAVING, LANDSCAPING, FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON 38.89 GROSS ACRES (38.78 NET ACRES) OF LAND (APN: 0239-192-23) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND LOWELL STREET WITHIN THE GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, IV5 Locust Gateway Logistics Center LLC, (“Applicant”) proposes to develop a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements (“Project”) on approximately 38.89 gross acres (38.78 net acres) of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan (“Site”); and

WHEREAS, the Project will consist of a 664,859 square foot industrial warehouse building, eighty-two (82) dock-high loading doors, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant agreed to apply for Precise Plan of Design No. 2023-0041 (“PPD No. 2023-0041”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Tentative Parcel Map No. 2023-0006, also referred to as Tentative Parcel Map No. 20809 (“TPM No. 20809”) to provide public right-of-way dedications and to resolve underlying past recordings and instruments related to the Site; and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2023-0032 (“CDP No. 2023-0032”) to facilitate the development and operation of a 664,859 square foot industrial warehouse building on the Site; and

1 WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on PPD No. 2023-0041, TPM No.
3 20809, and CDP No. 2023-0032, took testimony, at which time it received input from staff, the
4 city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2023-
5 0041, TPM No. 20809, and CDP No. 2023-0032; and closed the public hearing; and

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

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

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

11 SECTION 2. Based upon the forgoing and substantial evidence presented to the Planning
12 Commission during the public hearing conducted with regard to PPD No. 2023-0041, including, but
13 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, other
14 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
15 determines that PPD No. 2023-0041 satisfies the requirements of Section 18.65.020E of the Rialto
16 Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan
17 of Design. The findings are as follows:

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

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

21 The Site has a General Plan land use designation of General Industrial with a Specific Plan
22 Overlay and a zoning designation of Rialto Airport Specific Plan. The Site's land use
23 designation within the Rialto Airport Specific Plan is General Manufacturing (I-GM).
24 Those designations allow for the development and operation of industrial warehouse
25 buildings, as proposed by the Project. The Project, as conditioned herein, will comply
26 with all City ordinances and regulations, including those required by the General
27 Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and the City's
28 Design Guidelines. Additionally, the Project meets all the required development standards
of the I-GM land use district of the Rialto Airport Specific Plan and Chapter 18.112 (Indoor
Storage Facilities) of the Rialto Municipal Code including, but not limited to, required
building setbacks, parking, landscaping, building height, floor area ratio, etc.

- 1 2. The site is physically suitable for the proposed development, and the proposed
2 development will be arranged, designed, constructed, and maintained so that it will
3 not be unreasonably detrimental or injurious to property, improvements, or the health,
4 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

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

6 The Site is 38.89 gross acres (38.78 net acres) in size, bound by two (2) public street
7 (Locust Avenue to the east and Lowell Street to the north), and is within the General
8 Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. To the north
9 of the project site, across Lowell Street, are several existing industrial developments, and
10 to the east, across Locust Avenue, is approximately 4.75 acres of vacant land. To the south
11 are several existing industrial developments, and to the west is a concrete mix
12 manufacturing facility operated by Robertson's Ready Mix. The nearby area is
13 predominantly designated for and developed with industrial uses, and as a result, there are
 no sensitive land uses adjacent to the project site. The project is not expected to negatively
 impact any uses with the successful implementation of measures such as landscape
 buffering, the installation of solid screen walls, aesthetic building enhancements, and other
 traffic related measures.

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

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

18 The Project's effects will be minimized through the implementation of the Conditions of
19 Approval contained herein, such as extensive landscaping, concrete screen walls, decorative
20 paving, and enhanced architectural features. To the north of the project site, across Lowell
21 Street, are several existing industrial developments, and to the east, across Locust Avenue, is
22 approximately 4.75 acres of vacant land. To the south are several existing industrial
23 developments, and to the west is a concrete mix manufacturing facility operated by
24 Robertson's Ready Mix. The nearby area is predominantly designated for and developed with
 industrial uses, and as a result, there are no sensitive land uses adjacent to the project site. The
 project is not expected to negatively impact any uses with the successful implementation of
 measures such as landscape buffering, the installation of solid screen walls, aesthetic building
 enhancements, and other traffic related measures.

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

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

1 The Project is consistent with the underlying General Manufacturing (I-GM) land use district
2 of the Rialto Airport Specific Plan and is a logical addition to the existing industrial
3 developments surrounding the Site. The design of the Project will ensure a continuation of
4 the public improvements and aesthetics present in the surrounding area. The City staff have
5 reviewed the design of the Project to ensure compliance with all health, safety, and design
6 requirements to ensure the Project will enhance the infrastructure and aesthetics of the local
7 community.

8 SECTION 3. An Environmental Impact Report (Environmental Assessment Review No.
9 2023-0051) has been prepared for the proposed Project in accordance with the California
10 Environmental Quality Act (CEQA) and it has been determined that the Project will create
11 unavoidable significant impacts to greenhouse gas emissions. On December 17, 2025, by Resolution
12 No. _____, the Planning Commission recommended that the City Council certify the above-
13 reference Environmental Impact Report, make certain findings, and adopt a Statement of Overriding
14 Considerations and a Mitigation Monitoring and Reporting Plan, which Resolution No. _____
15 together with the above-referenced Environmental Impact Report are incorporated herein by
16 reference. The Planning Commission further finds that the PPD No. 2023-0041 is within the scope of
17 the above-referenced Environmental Impact Report. Accordingly, the Planning Commission has
18 forwarded, or is forwarding, a recommendation to the City Council to adopt the Environmental Impact
19 Report prepared for the Project.

20 SECTION 4. Based upon the forgoing and substantial evidence presented to the Planning
21 Commission during the public hearing conducted with regard to PPD No. 2023-0041, including, but
22 not limited to, written staff reports, verbal testimony, presentations by City staff, site plans, other
23 supporting documents, and the conditions of approval stated herein, the Planning Commission hereby
24 recommends that the City Council approve PPD No. 2023-0041, in accordance with the plans and
25 application on file with the Planning Division, subject to the following Conditions of Approval:

- 26 1. The applicant is granted PPD No. 2023-0041 allowing the development of a 664,859
27 square foot industrial warehouse building with associated paving, landscaping, fencing,
28 lighting, and drainage improvements on 38.89 gross acres (38.78 net acres) of land
(APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell
Street within the General Manufacturing (I-GM) land use district of the Rialto Airport
Specific Plan, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2023-0041 is granted for a five (5) year period from the date of approval. Approval of PPD No. 2023-0041 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. Any request for an extension shall be reviewed by the Community Development Director and shall be based on the progress that has taken place toward the development of the project.
3. The development associated with PPD No. 2023-0041 shall conform to the site plan, fence and wall plan, floor plan, roof plan, elevations, conceptual grading and drainage plans, conceptual utility plans, and the concept 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. 2023-0041 shall comply with all Conditions of Approval contained within CDP No. 2023-0032.
5. The development associated with PPD No. 2023-0041 shall comply with all applicable sections of the Rialto Airport Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.
6. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary

1 contained herein, the Applicant shall not be liable to the City Parties under this
2 indemnity to the extent the Damages incurred by any of the City Parties in such
3 Action(s) are a result of the City Parties' fraud, intentional misconduct or gross
4 negligence in connection with issuing the Entitlements. The applicant shall execute
an agreement to indemnify, protect, defend, and hold the City harmless as stated
herein within five (5) days of approval of PPD No. 2023-0041.

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

13. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof access only for each building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.
14. In order to provide enhanced site design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, new walls visible from the public right-of-way, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls visible from the public right-of-way. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of six (6) inches above the wall and have a depth and width of at least three (3) feet. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan and Precise Grading Plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.
15. The screen wall surrounding the truck court shall be setback a minimum of twenty (20) feet from the ultimate property line along Locust Avenue, in accordance with Table 9 (Development Standards Non-Residential Designations) of the Rialto Airport Specific Plan. The location of the screen wall shall be identified on the Precise Grading Plan prior to issuance of a grading permit and within the formal building plan check submittal prior to the issuance of building permits. The required decorative pilasters along the wall may encroach into this setback.
16. The screen wall surrounding the truck court shall be setback a minimum of twenty (20) feet from the back of sidewalk along Lowell Street, in accordance with Table 9 (Development Standards Non-Residential Designations) of the Rialto Airport Specific Plan. The location of the screen wall shall be identified on the Precise Grading Plan prior to issuance of a grading permit and within the formal building plan check submittal prior to the issuance of building permits. The required decorative pilasters along the wall may encroach into this setback.
17. The required ten (10) foot landscape setback along the west side of the Site shall be kept free and clear of any fencing and/or retaining walls that would prevent the planting of trees, shrubs, and groundcover.
18. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, any new fencing installed on site shall be comprised of tubular steel. Decorative masonry or decorative concrete pilasters, with a minimum dimension of thirty-six (36) inch square, shall be incorporated within all new fencing visible from any public right-of-way. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or

1 cultured stone finish. Decorative concrete means painted concrete with patterns,
2 reveals, and/or trim lines. The pilasters shall be spaced a maximum of seventy (70) feet
3 on-center and shall be placed at all corners and ends of the fencing. All decorative
4 masonry pilasters shall include a decorative masonry cap. All fencing and pilasters shall
5 be identified on the site plan, and an elevation detail for the fencing and pilasters shall
6 be included in the formal building plan check submittal prior to the issuance of building
7 permits.

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11 19. The applicant shall install solid or louvered metal gates at each entry of the truck court
12 that is connected directly to Locust Avenue and Lowell Street for the purpose of
13 screening trucks and trailers within the truck court, prior to the issuance of a Certificate
14 of Occupancy. The new gates shall have a minimum height of eight (8) feet and shall
15 be painted black or a color matching the color of the adjoining wall. The new gates
16 shall be identified on the site plan, and an elevation detail for the gate shall be included
17 in the formal building plan check submittal prior to the issuance of building permits.

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19 20. The applicant shall construct at least one (1) ADA accessible trash enclosure on the
20 project site. The trash enclosure(s) shall provide room for one (1) commercial waste
21 container and one (1) commercial recycling container. The exterior of each trash
22 enclosure shall be comprised of decorative masonry block or decorative concrete.
23 Decorative masonry block means tan-colored slumpstone block, tan-colored split-face
24 block, or precision block with a stucco, plaster, or cultured stone finish. Decorative
25 concrete means painted concrete with patterns, reveals, and/or trim lines. Additionally,
26 each trash enclosure shall contain solid steel doors and a flat solid cover. Corrugated
27 metal and chain-link are not acceptable materials to use as a part of the trash enclosure.
28 The location of each trash enclosure shall be identified on the site plan within the formal
building plan check prior to the issuance of building permits. An elevation detail for the
trash enclosure(s) shall be provided within formal building plan check submittal prior
to the issuance of building permits.

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22 21. All light standards installed on site, shall have a maximum height of twenty-eight (28)
23 feet, as measured from the finished surface, including the base. Lighting shall be
24 shielded and/or directed toward the site so as not to produce direct glare or "stray light"
25 onto adjacent properties. All light standards shall be identified on the site plan and a
26 note indicating the height restriction shall be included within the formal building plan
27 check submittal prior to the issuance of building permits.

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

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24 23. The applicant shall plant one (1) tree every three (3) vehicle parking spaces. All parking
25 lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting.
26 Thereafter, the parking lot trees shall be permanently irrigated and maintained. All
27 parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be

identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Locust Avenue and Lowell Street. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the setbacks shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
25. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Locust Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Locust Avenue shall be the Robinina Idahoensis "Idaho Locust". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
26. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Lowell Street. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Lowell Street shall be the Pistachia Chinensis "Chinese Pistache" and/or the Geijera Parviflora "Australian Willow". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
27. The applicant shall plant shrubs and/or construct solid decorative walls 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 from public view. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. Solid decorative walls means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. The shrubs and/or solid walls shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
28. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and off-site (adjacent to the project site) that is not covered by structures, walkways, parking

1 areas, and driveways, as approved by the Planning Division, unless specified otherwise
2 herein. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs
3 and groundcover shall be planted an average of three (3) feet on-center or less, or as
4 approved by the Planning Division. All trees shall be minimum of fifteen (15) gallons
5 in size upon initial planting, unless otherwise specified herein. At least fifty (50) percent
6 of the trees shall consist of evergreen broadleaf trees, while the remaining percentage
7 may consist of broadleaf deciduous trees and/or palm trees. All shrubs shall be a
8 minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas
9 shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or
10 decorative rock upon initial planting. Pea gravel and decomposed granite are not
11 acceptable materials to use within planter areas. All planter areas on-site shall be
12 permanently irrigated and maintained. The planting and irrigation shall be identified on
13 the formal Landscape Plan submittal prior to the issuance of a landscape permit.

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- 15 29. All planting and irrigation shall be installed on-site in accordance with the approved
16 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
17 installation of the planting and irrigation shall be certified in writing by the landscape
18 architect responsible for preparing the landscape plans prior to the issuance of a
19 Certificate of Occupancy.
- 20 30. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
21 of a Certificate of Occupancy, unless specified otherwise herein.
- 22 31. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
23 issuance of a Certificate of Occupancy.
- 24 32. The applicant shall comply with all conditions of approval for PPD No. 2023-0041 to
25 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy,
26 unless otherwise noted herein.
- 27 33. All improvements and/or dry utility improvement construction within the public right-
28 of-way require a City of Rialto Encroachment Permit.
34. All abandoned utilities within the public right-of-way shall be completely removed
unless otherwise approved to be abandoned in place, as coordinated with and authorized
by the City of Rialto Engineering Department. All abandoned utilities within private
property may be abandoned in place so long as they do not interfere with construction
of the proposed development or fall within the proposed building footprint.
35. The applicant shall pay all applicable development impact fees in accordance with the
current City of Rialto fee ordinance, including any Traffic Fair Share Contribution fees,
prior to the issuance of any building permit related to the Project, or as otherwise set
forth in the Development Agreement between the City of Rialto and the Applicant.
36. The applicant shall pay a fair-share fee in the amount of \$364,699, in accordance with
Table 19 (Traffic Impact Improvement Costs) of the Transportation Impact Study

prepared for the Project by Kimley-Horn and Associates, Inc. and dated December 2025, prior to the issuance of any building permit for the Project, or as otherwise set forth in the Development Agreement between the City of Rialto and the Applicant. The fair-share amount shall be subject to the California Construction Cost Index (CCCI) for escalation of construction costs. Alternatively, an engineer's cost estimate for the public improvements may be submitted to the Engineering Division for review and approval by the City Engineer. The table below identifies the fair-share fees:

Estimated Fair Share for Traffic Mitigation Improvements	
Locust Avenue and Casa Grande Drive – Participate in the construction of a traffic signal. (30.8% impact) $\$1,012,000 \times .308 = \$311,696.00$	\$311,696
Casmalia Street and Locust Avenue – Participate in the construction of extending the eastbound left-turn lane (28.2% impact) $\$170,224 \times .282 = \$48,003.00$	\$48,003
Locust Avenue and Lowell Street – Participate in the restriping of the eastbound and northbound approaches.	\$5,000
Total	\$364,699

37. The applicant 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 necessarily limited to, the following:

- a. PARCEL MAP (recordation prior to building permit issuance)
- b. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
- c. PUBLIC IMPROVEMENT PLANS – Plans may include: Street, Signing & Striping, Landscape & Irrigation, Sewer, Water, Streetlight etc. (prior to Map approval or off-site construction permit issuance, whichever occurs first)
- d. FINAL DRAINAGE STUDY (prior to grading plan approval)
- e. FINAL WQMP (prior to grading plan approval)
- f. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or Occupancy Release) – These items are not required to be submitted if they are included on the Parcel Map.
- g. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)

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38. The applicant is responsible for requesting address assignment from the Planning Division for any new building, irrigation water meter and electrical pedestal. Addresses for irrigation meters must be based upon approved civil plans. Addresses for electrical pedestals must be based upon approved SCE plans. The main building address shall be included on Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.
 39. Upon approval of any improvement plan by the City Engineer, the applicant shall provide the improvement plan to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
 40. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The final lift paving may occur once all heavy construction traffic has been substantially completed to the satisfaction of the City Engineer, or when onsite building construction has reached 90% completion, whichever occurs first. Paving streets in one lift prior to completion of on-site construction will not be allowed unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.
 41. The applicant shall repair all street cuts for utilities in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.
 42. The applicant shall backfill and/or repair all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development, in accordance with City of Rialto Standard Drawings. The applicant shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. West Valley Water District, Southern California Edison, Southern California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete

1 overlay of Locust Avenue and Lowell Street, at the discretion of the City Engineer. The
2 pavement condition of the existing off-site streets shall be returned to a condition equal
3 to or better than what existed prior to construction of the proposed development.

4 43. A separate Off-Site Construction Permit is required for each type of improvement within
5 the public right-of-way, including street, wet utility (RWS only), and landscape and
6 irrigation. To expedite and coordinate all improvements in the public right-of-way, the
7 applicant shall submit a multi-phase master traffic control plan that includes all phases
8 of construction (e.g., sewer, water, overhead, underground, etc.) prior to permit
9 issuance. For simplicity, the Off-Site Construction Permits will replace individual
10 Encroachment Permits typically obtained by the applicant's contractor.

11 44. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
12 new electrical distribution lines of sixteen thousand volts or less and overhead service
13 drop conductors, and all telephone, television cable service, and similar service wires or
14 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
15 Utility undergrounding shall extend to the nearest off-site power pole, or as otherwise
16 set forth within Southern California Edison's approved final design. This may require
17 undergrounding beyond the project limits to prevent any existing poles to remain or new
18 poles to be placed for guy wire purposes along the project frontage. The applicant or
19 owner is responsible for complying with the requirements of this section and shall make
20 the necessary arrangements with the utility company for the installation of such
21 facilities. New power poles shall not be installed unless otherwise approved by the City
22 Engineer. A letter from the owners of the affected utilities shall be submitted to the City
23 Engineer prior to approval of the Grading Plan, informing the City that they have been
24 notified of the City's utility undergrounding requirement and their intent to commence
25 design of utility undergrounding plans. When available, the utility undergrounding plan
26 shall be submitted to the City Engineer identifying all above ground facilities in the area
27 of the project to be undergrounded.

28 45. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
any and all street and/or trench cuts in newly paved streets will be subject to moratorium
street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
Contact the Engineering Division for a list of streets subject to the moratorium.

46. The minimum pavement section for all on-site pavements shall be three (3) inches
asphalt concrete pavement over four (4) inches crushed aggregate base with a minimum
subgrade of twenty-four (24) inches at 95% relative compaction, or equal. If an
alternative pavement section is proposed, the proposed pavement section shall be
designed by a California registered Geotechnical Engineer using "R" values from the
project site and submitted to the City Engineer for approval.

47. The applicant shall replace all damaged, destroyed, or modified pavement legends,
traffic control devices, signing, striping, and streetlights, associated with the proposed
development shall be replaced as required by the City Engineer prior to issuance of a
Certificate of Occupancy.

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48. The applicant shall provide construction signage, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.
 49. The public street improvements outlined in these Conditions of Approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required by these conditions.
 50. The applicant shall be responsible for coordinating with Omnitrans regarding the potential location of existing, proposed, and future bus stops along the property frontage of all public streets. In the event Omnitrans identifies improvements of an existing, proposed, and future stop along the property frontage prior to applicant's receipt of a building permit, the applicant shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The applicant shall design all any bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, if Omnitrans requires a bus stop along the property frontage, the applicant shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, any bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.
 51. 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. R8-2024-0001. 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.
 52. Prior to grading plan approval, the applicant shall submit a final hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by

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

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- 10 53. Prior to grading plan approval, direct release of on-site nuisance water or stormwater
11 runoff shall not be permitted to the adjacent public streets. Provisions for the
12 interception of nuisance water from entering adjacent public streets from the project site
13 shall be provided through the use of a minor storm drain system that collects and
14 conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff
15 condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- 16 54. Prior to grading plan approval, the applicant shall submit a Geotechnical/Soils Report,
17 prepared by a California registered Geotechnical Engineer, for and incorporated as an
18 integral part of the grading plan for the proposed development. The geotechnical report
19 shall include a section on infiltration testing. A digital copy (PDF) of the
20 Geotechnical/Soils Report shall be submitted to the Engineering Services Department
21 with the first submittal of the Precise Grading Plan.
- 22 55. Prior to grading plan approval, the applicant shall submit a Final Water Quality
23 Management Plan identifying site-specific Best Management Practices (BMPs) in
24 accordance with the Model Water Quality Management Plan (WQMP) approved for
25 use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to
26 the City Engineer for review and approval with the precise grading plan. The Applicant
27 acknowledges that more area than currently shown on the plans may be required to treat
28 site runoff as required by the WQMP guidance document and FWQMP.
56. 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 1, 2025) is required via the California Regional Water Quality
Control Board online SMARTS system. A copy of the executed letter issuing a Waste
Discharge Identification (WDID) number shall be provided to the City Engineer. The
developer's contractor shall prepare and maintain a Storm Water Pollution Prevention
Plan (SWPPP) as required by the General Construction Permit. All appropriate
measures to prevent erosion and water pollution during construction shall be
implemented as required by the SWPPP.
57. Prior to issuance of grading permit or on-site construction permit, the applicant shall
submit a Precise Grading Plan prepared by a California registered civil engineer to the
Engineering Division for review and approval by the City Engineer. The plan shall
conform to the requirements of the California Building Code for review and approval.

- 1 58. Prior to the issuance of a grading permit or on-site construction permit, the applicant
2 shall apply for annexation of the underlying property into City of Rialto Landscape and
3 Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall
4 be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance
5 of any new median, landscape easement, and/or parkway landscaping in the public
6 right-of-way, or any new public street lighting improvements conditioned on the project
7 and to be maintained by the City of Rialto post construction. The applicant must apply
8 and complete the LLMD2 annexation process prior to issuance of a Certificate of
9 Occupancy. Due to the required City Council Public Hearing action, the annexation
10 process takes months and as such the developer is advised to apply for Special District
11 annexation as early-on in the in the process to avoid any delays with permit issuance.
- 12 59. Prior to the issuance of a building permit, the applicant shall submit off-site landscaping
13 and irrigation system improvement plans for review and approval concurrently with
14 street improvement plan submittal to the Public Works Department. The median
15 irrigation system, parkway irrigation system, and applicable Specific Plan required
16 landscape easement irrigation system shall be separately metered from the on-site
17 private irrigation to facilitate separate utility bill payment by the City after the required
18 one-year maintenance period via the Landscape and Lighting Maintenance District No.
19 2. The off-site landscape and irrigation plans must show separate electrical meter, water
20 meter, and separate irrigation lateral to be annexed into LLMD2 via a City Council
21 public hearing process. Use of an existing LLMD2 water meter and electrical pedestal
22 is encouraged. The Landscape and Irrigation plans shall be approved concurrently with
23 the Street Improvement plans, including any median portion, applicable easement
24 portion, and/or parkway portion. The landscaping architect must contact the City of
25 Rialto Landscape Contract Specialist at (909) 820-2602 to ensure all landscape and
26 irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter
27 pedestals must not be designed to be installed at or near street intersections or within a
28 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.
60. All parkway landscaping shall be guaranteed for a period of one year from the date of
acceptance by the City Engineer acceptance. Any landscaping that fails during the one-
year landscape maintenance period shall be replaced with similar plant material to the
satisfaction of the City Engineer and shall be subject to a subsequent one-year landscape
maintenance period. The applicant must contact the City of Rialto Landscape Contract
Specialist at (909) 820-2602 to confirm a full twelve (12) months' time of non-
interrupted ongoing maintenance.
61. The applicant shall install City Engineer approved deep root barriers, in accordance with
the Public Works Landscape and Irrigation Guidelines, for all trees installed within the
public right-of-way and within ten (10) feet of the public sidewalk and/or curb.
62. Prior to issuance of an encroachment permit or off-site construction permit, all public
improvement plans must be submitted and approved by the City Engineer.

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63. Prior to street improvement plan approval, the applicant shall dedicate additional right-of-way along the entire frontage of Locust Avenue, as necessary, to provide the ultimate half-width of 44 feet, as required by the City Engineer.
 64. Prior to street improvement plan approval, submit a 10-foot easement on Lowell Street for public sidewalk and public utility purposes along the entire project. The easement shall be approved and recorded prior to plan approval. Prior to street improvement plan approval, dedicate additional right-of-way as may be required to provide a property line – corner cutback at the corner of Locust Avenue and Lowell Street. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance, as required by the City Engineer. The dedication shall be reviewed, approved, and submitted for recording prior to plan approval.
 65. The applicant shall install 4-inch conduit and pull boxes within the parkway area along the entire project frontages of Locust Avenue for future use, prior to the issuance of a Certificate of Occupancy. The conduit and pull boxes shall be identified on the street improvement plans, prior to issuance of off-site construction permits.
 66. Prior to issuance of a building permit, the applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Services Department for review. The street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and traffic signal plans unless otherwise approved by the City Engineer.
 67. Prior to issuance of building permit, the applicant shall submit traffic striping and signage plans prepared by a California registered civil engineer or traffic engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements to the satisfaction of the City Engineer.
 68. Prior to issuance of encroachment permit or off-site construction permit, the applicant shall submit street light improvement plans, for Locust Avenue and Lowell Street, prepared by a California registered civil engineer to the Engineering Services Department. The plans shall be approved by the City Engineer prior to issuance of any building permits.
 69. Prior to issuance of encroachment permit or off-site construction permit, the applicant shall submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits. The applicant is advised that sewer service is provided by Rialto Water Services.
 70. Prior to issuance of encroachment permit or off-site construction permit, the applicant shall submit water improvement plans prepared by a California registered civil engineer

1 to the Engineering Division to be reviewed concurrently with the water purveyor. The
2 applicant is advised that domestic water service is provided by West Valley Water
3 District. The applicant shall be responsible for coordinating with water purveyor and
4 complying with all requirements for establishing domestic water service to the property.

- 5 71. Prior to issuance of a building permit, the Precise Grading plans shall be approved by
6 the City Engineer.
- 7 72. Prior to the issuance of a building permit, the applicant shall submit a rough grade
8 certification, engineered fill certification and compaction report pad elevation
9 certifications for all building pads in conformance with the approved precise grading
10 plan, to the Engineering Division. Trenching for footings or construction of any
11 building foundation is not allowed until the certifications have been submitted for
12 review and approval by the City Engineer.
- 13 73. Prior to issuance of building permit, the applicant shall submit a Subdivision
14 Improvement Agreement (SIA) and the required security to the Engineering Division
15 for review and acceptance.
- 16 74. Prior to issuance of building permit, Parcel Map 20809 shall be approved by the City
17 and submitted for recording at the County Recorder's Office.
- 18 75. Prior to the issuance of a certificate of occupancy, the applicant shall submit a
19 precise/final grade certification to the Engineering Services Department.
- 20 76. Prior to the issuance of a certificate of occupancy, all public improvements shall be
21 constructed to City standards subject to the satisfaction of the City Engineer.
- 22 77. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs,
23 gutters, pavement, and landscaping along the entire project frontage, in accordance with
24 the General Plan and the City of Rialto Standard Drawings, as required by the City
25 Engineer, prior to the issuance of a Certificate of Occupancy. The removal and
26 reconstruction of improvements shall be identified on the street improvement plans,
27 prior to issuance of off-site construction permits.
- 28 78. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the
entire project frontages of Locust Avenue and Lowell Street, as required by the City
Engineer, prior to the issuance of a Certificate of Occupancy.
79. The applicant shall connect the project to the City of Rialto sewer system and apply for
a sewer connection account with Rialto Water Services.
80. The applicant is advised that domestic water service is provided by West Valley Water
District. The applicant shall be responsible for coordinating with West Valley Water
District and complying with all requirements for establishing domestic water service to
the property.

81. The applicant shall provide certification from West Valley Water District and Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy from the Engineering Division.
82. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate and submit a WQMP BMP certification that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
83. Prior to issuance of a certificate of occupancy, 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.
84. The applicant shall construct one (1) new commercial driveway approach on Locust Avenue and three (3) new commercial driveway approaches on Lowell Street, in accordance with City of Rialto Standard Drawing No. SC-213 or SC-214, or as otherwise approved by the City Engineer, prior to the issuance of a Certificate of Occupancy. The driveway approach shall be constructed so the top of "X" is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines.
85. Prior to occupancy approval, all new streetlights shall be installed on an independently metered, City-owned underground electrical system. Using power from an existing LMMD 2 pedestal is encouraged over installing a new pedestal. The developer shall provide documentary proof of application with Southern California Edison ("SCE") for all appropriate service points and electrical meters prior to the issuance of a Certificate of Occupancy. New meter pedestals shall be installed, and electrical service paid by the developer, until such time as the underlying property is annexed into LLMD 2. The City shall not pay the charges for electrical service until the landscape and irrigation is accepted after the one-year maintenance period and the underlying property is annexed into LLMD 2.
86. If and where deficiencies in the existing system occur, the applicant shall construct a new underground electrical system for public street lighting improvements along the project frontage of Locust Avenue, as determined necessary by the City Engineer, prior to the issuance of a Certificate of Occupancy. New marbelite streetlight poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings, and as approved by the City Engineer.
87. The applicant shall construct curb ramps meeting current California State Accessibility standards on both sides of proposed driveways along Locust Avenue and Lowell Street,

1 in accordance with the City of Rialto Standard Drawings, and as required by the City
2 Engineer. The applicant shall provide a fully detailed curb return, ramp, and sidewalk
3 approach design of a scale of one-inch equals ten-feet or larger. The applicant shall
4 ensure that an appropriate path of travel, meeting ADA guidelines, is provided across
the driveway, and shall adjust the location of the access ramps, if necessary, to meet
ADA guidelines, subject to the approval of the City Engineer.

5 88. The applicant shall construct an 8-inch curb and gutter along the entire frontage of
6 Locust Avenue thirty-two (32) feet west of the centerline, in accordance with City of
7 Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.

8 89. The applicant shall construct an 8-inch curb and gutter along the entire frontage of
9 Lowell Street twenty-two (22) feet south of the centerline, in accordance with City of
Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.

10 90. The applicant shall construct a 5.5-foot-wide Americans with Disabilities Act (ADA)
11 compliant sidewalk adjacent to the curb along the entire project frontages of Locust
12 Avenue and Lowell Street, in accordance with City of Rialto Standard Drawings, prior
to issuance of a Certificate of Occupancy.

13 91. Prior to occupancy approval – Locust Avenue is designated a Secondary Arterial with
14 88-foot right-of-way and 64-foot curb to curb dimensions. The developer shall submit
15 street improvement plans and construct the improvements that include, but are not
necessarily limited to, the following:

16 a. Remove existing pavement and construct new pavement with a minimum
17 pavement section of 5 inches asphalt concrete pavement over 6 inches crushed
18 aggregate base with a minimum subgrade of 24 inches at 95% relative
19 compaction, or equal, for the entire street half-width plus the northbound lane
20 along the project frontage in accordance with City of Rialto Standard
21 Drawings. The final 2-inch cap shall be PG 64-10 ARHM CC G. The pavement
22 section shall be determined using a Traffic Index ("TI") of 10. The pavement
23 section shall be designed by a California registered Geotechnical Engineer using
24 "R" values from the existing pavement core samples and submitted to the City
Engineer for approval. Alternatively, depending on the existing street condition
(i.e. taking core samples) and as approved by the City Engineer, a street 2-inch
grind and overlay, using PG 64-10 ARHM CC G, may be performed to preserve
existing pavement improvements.

25 92. Prior to occupancy approval – Lowell Street is designated an Industrial Street with 45-
26 foot right- of-way and 44-foot curb to curb dimensions. The developer shall submit
27 street improvement plans and construct the improvements that include, but are not
necessarily limited to, the following:

28 a. Remove existing pavement and construct new pavement with a minimum
pavement section of 5 inches asphalt concrete pavement over 6 inches crushed

1 aggregate base with a minimum subgrade of 24 inches at 95% relative
2 compaction, or equal, for the street half width plus a street 2-inch grind and
3 overlay along the northern half of the street along the project frontage in
4 accordance with City of Rialto Standard Drawings. The final 2-inch cap shall be
5 PG 64-10 ARHM CC G. The pavement section shall be determined using a Traffic
6 Index ("TI") of 10. The pavement section shall be designed by a California
7 registered Geotechnical Engineer using "R" values from the existing pavement
8 core samples and submitted to the City Engineer for approval. Alternatively,
9 depending on the existing street condition (i.e. taking core samples) and as
10 approved by the City Engineer, a street 2-inch grind and overlay, using PG 64-10
11 ARHM CC G, may be performed to preserve existing pavement improvements.
12 Should the above improvements be completed by another party, this condition
13 shall be met as satisfied.

- 14 93. All sewer mains constructed by the applicant, as necessary, are to become part of the
15 public sewer system and shall be pressure tested and digitally video recorded by the
16 City's wastewater system operator (Veolia) prior to acceptance of the sewer system for
17 maintenance by the City. The applicant shall be responsible for all costs associated with
18 testing and inspection services. Any defects of the sewer main shall be removed,
19 replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- 20 94. The original improvement plans prepared for the proposed development and approved
21 by the City Engineer (if required) shall be documented with record drawing "as-built"
22 information and returned to the Engineering Division prior to issuance of a final
23 certificate of occupancy. Any modifications or changes to approved improvement plans
24 shall be submitted to the City Engineer for approval prior to construction.
- 25 95. Prior to commencing with any grading, the applicant shall implement the required
26 erosion and dust control measures shall be in place. In addition, the following shall be
27 included if not already identified:
- 28 a. 6 foot high tan colored perimeter screened fencing
 - b. Contractor information signage including contact information along the street
frontages of Locust Avenue and Lowell Street.
 - c. Post dust control signage with the following verbiage: "Project Name, WDID No.,
IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
CUT-SMOG/1-800-228-7664"
96. 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

1 Title 24 Energy Calculations to the Building Division for plan check and review, prior
2 to the issuance of building permits.

- 3 97. The applicant shall provide a Scope of Work on the title page of the architectural plan
4 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
5 perimeter walls, trash enclosure, etc.).
- 6 98. The applicant shall design the structures in accordance with the 2022 California
7 Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and
8 the 2022 California Electrical Code, 2022 Residential Code and the 2022 California
9 Green Buildings Standards adopted by the State of California.
- 10 99. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
11 per hour, exposure C and seismic zone D.
- 12 100. The applicant shall obtain an Electrical Permit from the Building Division for any
13 temporary electrical power required during construction. No temporary electrical power
14 will be granted to a project unless one of the following items is in place and approved
15 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
16 fencing around the area where the electrical power will be located.
- 17 101. The applicant shall install any required temporary construction trailer on private
18 property. No trailers are allowed to be located within the public right-of-way. The trailer
19 shall be removed prior to the issuance of a Certificate of Occupancy.
- 20 102. The applicant shall design and construct accessible paths of travel from the building's
21 accessible entrances to the public right-of-way, accessible parking, and the trash
22 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
23 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
24 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
25 of travel shall be the most practical direct route between accessible building entrances,
26 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
27 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 28 103. 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.
104. 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.

105. 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.
106. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
107. 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.
108. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the California Building Code, Chapter 11.
109. 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.
110. The applicant shall ensure that a minimum of 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility during construction. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site.
111. 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.
112. Grades for driveway and fire apparatus access roads shall not exceed 12%. Fire Department approval and additional conditions may be required for grades above 12% maximum. Angle of approach and departure for driveways shall not exceed 7 degrees. If Grades are authorized to exceed 12% they shall be concrete with a deep broom finish perpendicular to the access roadway and other special conditions determined by the Fire Marshal.
113. A hazardous materials inventory and disclosure shall be provided with a complete listing 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.

- 1 114. The building has the potential for storage of combustible stock more than 6 ft. in height
2 (rubber tires and/or group A plastics) or commodity storage 12 ft. in height and greater
3 than 500 square feet, meeting the requirements of high-piled combustible storage as
4 defined in Chapter 32 of the California Fire Code. Significant modifications to the
5 structure including, but not limited to, smoke and heat vents or mechanical ventilation,
6 draft curtains, special access doors, upgraded sprinkler systems and hose connection
7 requirements must be achieved in compliance with the California Fire Code Chapter 32
8 and other applicable Chapters and NFPA 13 requirements should such storage occur.
9 Minimum design densities for fire sprinkler systems within spec. buildings without a
10 known tenant shall be 0.33/3000. If high-piled combustible storage is proposed then
11 plans, specifications, and a technical opinion and report shall be submitted from an
12 approved consultant with the construction drawings for rack systems to ensure fire
13 protection requirements. High piled combustible storage requires an annual operational
14 permit pursuant to the California Fire Code Chapter 1 that requires appropriate fees to
15 be paid prior to issuance and renewal.
- 16 115. To determine the acceptability of technologies, processes, products, facilities, materials
17 and uses attending the design, operation or use of a building or premises subject to
18 inspection by the fire code official, the fire code official is authorized to require the
19 owner or agent to provide, without charge to the jurisdiction, a technical opinion and
20 report. The opinion and report shall be prepared by a qualified engineer, specialist,
21 laboratory, or fire safety specialty organization acceptable to the fire code official and
22 shall analyze the fire safety properties of design, operation or use of the building or
23 premises and the facilities and appurtenances situated thereon, to recommend necessary
24 changes. The fire code official is authorized to require design submittals to be prepared
25 by, and bear the stamp of, a registered design professional.
- 26 116. Rialto Fire Department at time of plan or permit submission will charge certain fees for
27 plan review and inspections. Fees will be determined at time of plan review and/or
28 inspections.
117. 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.
118. The proposed project shall comply with the applicable codes and standards of Title 24,
Part 1-12. Additional requirements may be made during the building permit process
based on system, processes and uses of the building.
119. A fire command center for fire department operations shall be provided for Factories,
Mercantile, and storage occupancies. The fire command center shall be a minimum of
200 square feet and meet the requirements of the California Fire Code Chapter 5 Section
508.

- 1 120. The required fire flow shall be 4,000 GPM for a 4-hour duration at 20 PSI residual
2 operating pressure pursuant to the California Fire Code Appendix B. Documentation is
3 required from the local water purveyor or an approved third party verifying that the
4 system can meet the required fire flow prior to conditions of approval being established.
5 If a third party is being used, they must be approved by the Fire Marshal. If the system
6 is not capable of meeting the required fire flow documentation shall be provided
7 showing financial arrangements have been made and water system improvement plans
8 have been submitted and approved by Rialto Fire Department and the local water
9 purveyor to upgrade the existing water system prior to release of building permits.
10
- 11 121. Fire apparatus access roads shall be designed and maintained to support the imposed
12 loads of fire apparatus at 75,000 pounds and shall be surfaced to provide all weather
13 driving capabilities. All weather driving capabilities include pavement, concrete, or
14 other approved products or materials as approved by the fire code official. Turf blocks,
15 ritter rings, turf paver and other similar products shall not be used for fire department
16 access surfacing.
- 17 122. Any gate or barrier across a fire access roadway, whether manual or automatic, must
18 meet the Rialto Fire Department requirements and have specific plans and permits
19 approved prior to installation. Gates serving multi-family, assembly, educational,
20 hazardous, institutional, or storage structures must be automatic and meet UL 325 and
21 ASTM F2200 standards. Knox brand key-operated electric key switch keyed to Rialto
22 Fire Department specification are required. The Knox switch shall override all gate
23 functions and open the gate. Other access control systems, such as pre-emption device
24 eyes, are required and must be installed as directed by the Fire Marshal.
- 25 123. Water improvement plans shall be approved by Rialto Fire Department. The Developer
26 shall furnish Rialto Fire Department with copies of the water improvement plans
27 designed by a Registered Engineer and/or Licensed Contractor. On-site private fire
28 service mains shall have a minimum of eight (8) inch water mains with six (6) inch
laterals and risers. Larger pipes may be required to meet required fire flow requirements.
Fire hydrants shall provide one 4" port and 2- 2 1/2 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.
124. Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to
provide adequate supply.
125. Buildings that exceed 200,000 square feet, or meet the requirements of the local water
purveyor, shall have at least two separate points of connection to a water supply, as
approved by Rialto Fire Department and the local water purveyor.
126. 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:

- 1 A. All public fire hydrants or water purveyor connections required for the project have
2 been installed, tested, and approved; and
- 3 B. Are permanently connected to the public water main system; and
- 4 C. Are capable of supplying the required fire flow as required by Rialto Fire
5 Department.
- 6 127. Fire hydrants shall be painted (yellow for public and red for private on-site FH's) per
7 Rialto Fire Department and the local water purveyor standards and be maintained free
8 of obstructions. A five (5) foot (1524 mm) clear space shall be maintained around the
9 circumference of fire hydrants and fire protection systems. Blue reflective raised
10 pavement markers shall be installed on the pavement at approved locations marking
11 each fire hydrant location.
- 12 128. Public and private water utility mains must provide the level of reliability/redundancy
13 determined necessary by Rialto Fire Department and the local water purveyor.
- 14 129. If any fire hydrant is taken "OUT OF SERVICE" – Rialto Fire Department shall be
15 notified immediately and the hydrant marked, bagged, or otherwise identified as OUT
16 OF SERVICE as directed by the Fire Marshal.
- 17 130. Fire lane designations shall be required for all fire access roadways as determined by
18 Rialto Fire Department. Posted signs which state "FIRE LANE, NO PARKING CVC
19 22500.1" shall be installed every 25 feet along the fire lanes. Curbs shall be painted red
20 and stenciled with white letters indicating the same on the face and top of any curb as
21 directed by Rialto Fire Department. All Fire lanes shall be marked and identified prior
22 to any Certificate of Occupancy being issued.
- 23 131. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system
24 shall be installed. The system shall comply with NFPA #13 Standards for Automatic
25 Fire Sprinkler Systems. Plans will be accepted only electronically and shall include fire
26 sprinkler piping plans and details, hydraulic calculations, and material specifications
27 sheets for all equipment used in the system and shall be submitted per the policy of
28 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.
132. Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall
be installed. The system shall comply with NFPA #72 standard for Fire Alarm Systems.
Plans and specifications must only be submitted electronically with material
specifications sheets for all equipment used in the system and California State Fire
Marshal listings (not expired) shall be submitted by a State of California Licensed C-7
and/or C-10 Contractor for review, approval, and permits must be issued prior to
commencing work.

- 1 133. Prior to final inspection or occupancy, hand portable fire extinguishers are required to
2 be installed as directed by Rialto Fire Department. The size, location, and markings shall
3 be illustrated on the floor plan of the construction documents. Prior to installation the
4 client is directed to request a fire inspection to confirm the locations of the fire
5 extinguishers due to field changes with business systems that could conflict with the
6 construction documents.
- 7 134. An automatic smoke removal ventilation system (fusible link type) is required. Roof
8 vents, venting ratios and draft curtains shall be provided in accordance with the
9 California Fire Code, NFPA and all other applicable standards. This information shall
10 be provided in sufficient detail on the building construction drawings and submitted to
11 Rialto Fire Department for review, approval and permits must be issued prior to
12 commencing work.
- 13 135. Permanent commercial/industrial three-dimensional street numbers, minimum 12
14 inches in height with a ½ inch stroke, shall be provided on the address side of the
15 building at the highest point and furthest projection of the structure and on both corners
16 (left and right) of the building facing the street that it is addressed to. The address shall
17 be illuminated and visible from the street and shall not be obstructed in any manner,
18 including landscaping. Roof mounted addressing for aerial support shall be provided for
19 flat roofs or as directed by the fire code official and shall be a minimum of 3-feet in
20 height, face the street in which it is addressed, be contrasting in color and durable
21 enough for the weather conditions in which it will be exposed.
- 22 136. Knox emergency access key box is required at each building, with specific mounting
23 locations approved by Rialto Fire Department. For multi-tenant buildings one Knox box
24 shall be provided for every ten tenant spaces and the installation of the Knox box shall
25 be at the fifth (middle) tenant in an approved location. Recessed mount key boxes are
26 required. Premise keys for all buildings, tenants and areas shall be marked/tagged and
27 placed in the box prior to final inspection to ensure emergency access. The building
28 owner/occupants shall provide replacement keys whenever locks are changed.
137. An emergency responder radio coverage plan is required to be submitted, reviewed,
approved and permits issued, prior to commencing work. Emergency responder radio
coverage must meet the requirements of the California Fire Code, Chapter 5, Section
510 and Rialto Fire Department. Field tests are required prior to final inspection or
occupancy.
138. A fire department operational permit is required for certain specific operations regulated
by the California Fire Code. The permit is issued after application has been made to
Rialto Fire Department and full compliance of the requirements for the operation has
been adhered to. An annual fee is charged to the applicant for review and inspection of
such permits on an annual basis. Some permits require additional inspections and permit
compliance that may require additional fees to be paid semi-annually.

- 1 139. Provide plans in a PDF file for pre-fire planning use by the fire department. Information
2 shall include locations of all exits, stairwells and roof access. Also, the location of fire
3 hydrants, fire department connections, post indicator valves, backflow prevention, gas
4 meters, electrical panels, water, fire sprinkler risers and standpipe valves and shutoffs,
5 elevator and electrical equipment rooms, fire alarm panels, and remote annunciators.
The symbols used for the pre-fire plan must be obtained from Rialto Fire Department.
This plan is required to be submitted prior to any type of certificate of occupancy.
- 6 140. The applicant shall illuminate all walkways, passageways, and locations where
7 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of
8 light during the hours of darkness, or as approved by the Rialto Police Department.
Lighting shall be designed/constructed in such a manner as to automatically turn on at
9 dusk and turn off at dawn.
- 10 141. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
11 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
12 darkness, or as approved by the Rialto Police Department. Lighting shall be
designed/constructed in such a manner as to automatically turn on at dusk and turn off
at dawn.
- 13 142. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas
14 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of
15 darkness, or as approved by the Rialto Police Department. Lighting shall be
16 designed/constructed in such a manner as to automatically turn on at dusk and turn off
at dawn.
- 17 143. The applicant shall design/construct all lighting fixtures and luminaries, including
18 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
by hand.
- 19 144. The applicant shall provide an illuminated channel letter addresses prominently placed
20 on the building to be visible to the front of the location and if applicable, visible from
21 the main street to which they are located (e.g. commercial building facing the interior
22 of the property would require two address signs if located adjacent to a roadway), prior
to the issuance of a Certificate of Occupancy.
- 23 145. At the discretion of the Rialto Police Department, the applicant shall install exterior
24 security cameras at the location that cover the entire Site, prior to the issuance of a
25 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police
Department via FusionONE web application.
- 26 146. The applicant shall install Knox boxes immediately adjacent to the main entrance of the
27 building, at least one (1) rear entrance on the building, and at the gates into the truck
28 court to facilitate the entry of safety personnel to facilitate the entry of safety personnel.
The Knox boxes shall be installed in such a manner as to be alarmed, resist vandalism,
removal, or destruction by hand, and be fully recessed into the building. The Knox

boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business. The Knox-Box placement shall be shown on the formal building plan review submittal prior to the issuance of a building permit.

147. The applicant shall prominently display the address on the building rooftop to be visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast.

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

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

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

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

PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.



MICHAEL E. STORY, CHAIR
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. **2025-35** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 17th day of December 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-35** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 7 (Corral, Estvander, Gutierrez, Story, Schneider, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 0
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17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 17th day of December 2025.

19
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21 
22 _____
23 Heidy Gonzalez
24 Administrative Assistant
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RESOLUTION NO. 2025-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RIALTO AND IV5 LOCUST GATEWAY LOGISTICS CENTER, LLC REGARDING THE LOCUST GATEWAY DEVELOPMENT PROJECT.

WHEREAS, the applicant, IV5 Locust Gateway Logistics Center LLC, (“Applicant”) proposes to develop and operate a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements (“Project”) on approximately 38.89 gross acres (38.78 net acres) of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan (“Site”); and

WHEREAS, the Project is also referred to as the Locust Gateway Development Project; and

WHEREAS, in accordance with the provisions of Chapter 18.79 (Development Agreements) of the Rialto Municipal Code, the applicant intends to enter into a development agreement with the City of Rialto to memorialize certain benefits and terms related to the Project, and the applicant agreed to apply for Development Agreement No. 2024-0002 (“Development Agreement”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Tentative Parcel Map No. 2023-0006, also referred to as Tentative Parcel Map No. 20809 (“TPM No. 20809”) to provide public right-of-way dedications and to resolve underlying past recordings and instruments related to the Site; and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2023-0032 (“CDP No. 2023-0032”) to facilitate the development and operation of a 664,859 square foot industrial warehouse building on the Site; and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2023-0041 (“PPD No. 2023-0041”) to facilitate the development of a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on the Site; and

1 WHEREAS, as part of the Development Agreement, the Applicant agrees to contribute \$4,000,000
2 to the City of Rialto, prior to the issuance of a Certificate of Occupancy for the Project; and

3 WHEREAS, as part of the Development Agreement, City Council of the City of Rialto may use
4 the \$4,000,000 contribution at its sole discretion; and

5 WHEREAS, as part of the Development Agreement, the City of Rialto agrees to vest the Project
6 entitlements for five (5) years, with a possible five (5) year extension, and freeze the Development Impact
7 Fee rates for the Project at the current Fiscal Year 2025/2026 rates; and

8 WHEREAS, California Government Code Section 65864 and Chapter 18.79 of Title 18 of the
9 Rialto Municipal Code authorizes the City Council to enter into development agreements; and

10 WHEREAS, pursuant to Section 18.79.040 of the Rialto Municipal Code, the Planning
11 Commission shall hold a public hearing for any proposed development agreement and forward a
12 recommendation to the City Council for action; and

13 WHEREAS, on December 17, 2025, the Planning Commission of the City of Rialto conducted
14 a duly noticed public hearing, as required by law, on the Development Agreement, took testimony, at
15 which time it received input from staff, the City Attorney, and the Applicant; heard public testimony;
16 discussed the Development Agreement; closed the public hearing; and

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

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

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

22 SECTION 2. An Environmental Impact Report (Environmental Assessment Review No.
23 2023-0051) has been prepared for the proposed Project in accordance with the California
24 Environmental Quality Act (CEQA) and it has been determined that the Project will create
25 unavoidable significant impacts to greenhouse gas emissions. On December 17, 2025, by Resolution
26 No. _____, the Planning Commission recommended that the City Council certify the above-
27 reference Environmental Impact Report, make certain findings, and adopt a Statement of Overriding
28

1 Considerations and a Mitigation Monitoring and Reporting Plan, which Resolution No. _____
2 together with the above-referenced Environmental Impact Report are incorporated herein by reference.
3 The Planning Commission further finds that the Development Agreement is within the scope of the
4 above-referenced Environmental Impact Report. Accordingly, the Planning Commission has
5 forwarded, or is forwarding, a recommendation to the City Council to adopt the above-referenced
6 Environmental Impact Report prepared for the Project.

7 SECTION 3. Based upon the forgoing and substantial evidence presented to the Planning
8 Commission during the public hearing conducted with regard to the Development Agreement, including,
9 but not limited to, written staff reports, verbal testimony, presentation by City staff, and other supporting
10 documents, the Planning Commission hereby finds that the Development Agreement between the City
11 of Rialto and the Applicant is consistent with the General Plan and the Rialto Airport Specific Plan
12 because it will strengthen and diversify the economic base, provide employment opportunities, and
13 maintain a positive business climate.

14 SECTION 4. Based upon the forgoing and substantial evidence presented to the Planning
15 Commission during the public hearing conducted with regard to the Development Agreement, including,
16 but not limited to, written staff reports, verbal testimony, presentation by City staff, and other supporting
17 documents, the Planning Commission hereby recommends that the City Council adopt an Ordinance
18 approving the Development Agreement between the City of Rialto and the Applicant, attached hereto
19 as Exhibit A.

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

22 PASSED, APPROVED AND ADOPTED this 17th day of December, 2025.

23
24 

25 MICHAEL E. STORY, CHAIR
26 CITY OF RIALTO PLANNING COMMISSION
27
28

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. **2025-36** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 17th day of December 2025.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Terry Thompson,
9 foregoing Resolution No. **2025-36** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 7 (Corral, Estvander, Gutierrez, Story, Schneider, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 0
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 17th day of December 2025.
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22 Heidy Gonzalez
23 Administrative Assistant
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