

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE PRECISE PLAN OF DESIGN NO. 2023-0006 ALLOWING THE DEVELOPMENT OF A TRUCK TERMINAL FACILITY CONSISTING OF A 172,445 SQUARE FOOT CROSS-DOCK TRUCK TERMINAL BUILDING, AN 18,700 FLEET MAINTENANCE BUILDING, AND ASSOCIATED PAVING, LANDSCAPING, FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON 45.7 ACRES OF LAND (APN: 0258-141-18) LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE APPROXIMATELY 1,800 FEET EAST OF RIVERSIDE AVENUE WITHIN THE HEAVY INDUSTRIAL (H-IND) LAND USE DISTRICT OF THE AGUA MANSA SPECIFIC PLAN.

WHEREAS, the applicant, Crown Venture Holdings, LLC, (“Applicant”) proposes to develop a truck terminal facility consisting of consisting of a 172,445 square foot cross-dock truck terminal building, a 18,700 square foot fleet maintenance building, and associated paving, landscaping, fencing, lighting, and drainage improvements (“Project”) on approximately 45.7 acres of land (APN: 0258-141-18) located on the south side of Santa Ana Avenue approximately 1,800 feet east of Riverside Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan (“Site”); and

WHEREAS, the Project will consist of a 172,445 square foot cross-dock truck terminal building, an 18,700 square foot fleet maintenance building, two-hundred eighty (280) 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. 2023-0006 (“PPD No. 2023-0006”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2023-0007 (“CDP No. 2023-0007”) to facilitate the development and operation of a 172,445 square foot cross-dock truck terminal building and an 18,700 square foot fleet maintenance building on the Site; and

1 WHEREAS, on September 17, 2025, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on PPD No. 2023-0006 and CDP No.
3 2023-0007, took testimony, at which time it received input from staff, the city attorney, and the
4 applicant; heard public testimony; discussed the proposed PPD No. 2023-0006 and CDP No. 2023-
5 0007; and closed the public hearing; and

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

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

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

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during
12 the public hearing conducted with regard to PPD No. 2023-0006, including written staff reports,
13 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
14 Planning Commission hereby determines that PPD No. 2023-0006 satisfies the requirements of
15 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
16 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

20 The Site has a General Plan land use designation of General Industrial with a Specific Plan
21 Overlay and a zoning designation of Agua Mansa Specific Plan. The Site's land use
22 designation within the Agua Mansa Specific Plan is Heavy Industrial (H-IND). Those
23 designations allow for the development and operation of truck terminal facilities, as
proposed by the Project. The Project, as conditioned herein, will comply with all City
ordinances and regulations, the H-IND land use district, and the Agua Mansa Specific Plan.

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

This finding is supported by the following facts:

1 The Site is 45.7 acres in size, bound by one (1) public street (Santa Ana Avenue to the
2 north), and is within the Heavy Industrial (H-IND) land use district of the Agua Mansa
3 Specific Plan. To the north of the project site, across Santa Ana Avenue, is a pallet yard,
4 operated by Select Pallets, and to the east is an 82,000 square foot industrial warehouse
5 building and Rialto Water Service's Wastewater Treatment Plant. To the south is the Santa
6 Ana River, and to the west are various industrial developments and operations, including
7 Holliday Rock, a concrete mix supplier, and Ecology Auto Parts, auto-salvage and fleet
8 maintenance operations. The nearby area is designated for and completely developed with
9 industrial uses, and as a result, there are no sensitive land uses adjacent to or near the project
10 site. The project is not expected to negatively impact any uses with the successful
11 implementation of measures such as landscape buffering, the installation of solid screen
12 walls, aesthetic building enhancements, and other traffic related measures.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of
Approval contained herein, such as extensive landscaping, concrete screen walls, decorative
paving, and enhanced architectural features. To the north of the project site is Jerry Eaves
Park and to east is the Cactus Basin Flood Control Channel. To the north of the project site,
across Santa Ana Avenue, is a pallet yard, operated by Select Pallets, and to the east is an
82,000 square foot industrial warehouse building and Rialto Water Service's Wastewater
Treatment Plant. To the south is the Santa Ana River, and to the west are various industrial
developments and operations, including Holliday Rock, a concrete mix supplier, and Ecology
Auto Parts, auto-salvage and fleet maintenance operations. The nearby area is designated for
and completely developed with industrial uses, and as a result, there are no sensitive land uses
adjacent to or near 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.

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

This finding is supported by the following facts:

The Project is consistent with the underlying Heavy Industrial (H-IND) land use designation
and is a logical addition to the existing industrial developments surrounding the Site. The
design of the Project will ensure a continuation of the public improvements and aesthetics
present in the surrounding area. The City staff have reviewed the design of the Project to
ensure compliance with all health, safety, and design requirements to ensure the Project will
enhance the infrastructure and aesthetics of the local community.

1 SECTION 3. An Environmental Impact Report (Environmental Assessment Review No.
2 2023-0010) has been prepared for the proposed Project in accordance with the California
3 Environmental Quality Act (CEQA) and it has been determined that the Project will create
4 unavoidable significant impacts to transportation/traffic. The Planning Commission has forwarded,
5 or is forwarding, a recommendation to the City Council to adopt the Environmental Impact Report
6 prepared for the Project.

7 SECTION 4. The Planning Commission hereby recommends that the City Council approve
8 PPD No. 2023-0006, in accordance with the plans and application on file with the Planning Division,
9 subject to the following Conditions of Approval:
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- 11 1. The applicant is granted PPD No. 2023-0006 allowing the development of a truck
12 terminal facility consisting of a 172,445 square foot cross-dock truck terminal building
13 and an 18,700 square foot fleet maintenance building, and associated paving,
14 landscaping, fencing, lighting, and drainage improvements on 45.7 acres of land (APN:
15 0258-141-18) located on the south side of Santa Ana Avenue approximately 1,800 feet
16 east of Riverside Avenue within the Heavy Industrial (H-IND) land use district of the
17 Agua Mansa Specific Plan, subject to the Conditions of Approval contained herein.
- 18 2. The approval of PPD No. 2023-0006 is granted for a three (3) year period from the date
19 of approval. Approval of PPD No. 2023-0006 will not become effective until the
20 applicant has signed a Statement of Acceptance acknowledging awareness and
21 acceptance of the required Conditions of Approval contained herein. Any request for
22 an extension shall be reviewed by the Community Development Director and shall be
23 based on the progress that has taken place toward the development of the project.
- 24 3. The development associated with PPD No. 2023-0006 shall conform to the site plan,
25 floor plans, exterior elevations, conceptual grading and drainage plan, and preliminary
26 planting plan attached hereto as Exhibit A, except as may be required to be modified
27 based on the Conditions of Approval contained herein.
- 28 4. The development associated with PPD No. 2023-0006 shall comply with all Conditions
of Approval contained within CDP No. 2023-0007.
5. The development associated with PPD No. 2023-0006 shall comply with all applicable
sections of the Agua Mansa Specific Plan, the Rialto Municipal Code, and all other
applicable State and local laws and ordinances.
6. City inspectors shall have access to the site to reasonably inspect the site during
normal working hours to assure compliance with these conditions and other codes.

- 1 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
2 and/or any of its officials, officers, employees, agents, departments, agencies, and
3 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
4 demands, law suits, writs of mandamus, and other actions and proceedings (whether
5 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
6 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
7 and other such procedures), (collectively “Actions”), brought against the City, and/or
8 any of its officials, officers, employees, agents, departments, agencies, and
9 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
10 annul, the any action of, or any permit or approval issued by, the City and/or any of
11 its officials, officers, employees, agents, departments, agencies, and instrumentalities
12 thereof (including actions approved by the voters of the City), for or concerning the
13 Project (collectively, the “Entitlements”), whether such Actions are brought under
14 the California Environmental Quality Act, the Planning and Zoning Law, the
15 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
16 California Public Records Act, or any other state, federal, or local statute, law,
17 ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
18 condition to indemnify, protect, defend, and hold the City harmless shall include, but
19 not be limited to (i) damages, fees and/or costs awarded against the City, if any, and
20 (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in
21 connection with such proceeding whether incurred by applicant, Property owner, or
22 the City and/or other parties initiating or bringing such proceeding (collectively,
23 subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary
24 contained herein, the Applicant shall not be liable to the City Parties under this
25 indemnity to the extent the Damages incurred by any of the City Parties in such
26 Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross
27 negligence in connection with issuing the Entitlements. The applicant shall execute
28 an agreement to indemnify, protect, defend, and hold the City harmless as stated
 herein within five (5) days of approval of PPD No. 2023-0006.
8. In accordance with the provisions of Government Code Section 66020(d)(1), the
 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
 subject to protest by the applicant at the time of approval or conditional approval of
 the Project or within 90 days after the date of the imposition of the fees, dedications,
 reservations, or exactions imposed on the Project.
9. Subsequent modifications to PPD No. 2023-0006 may be considered and approved
 administratively by the Community Development Director without the need for a public
 hearing so long as the proposed changes are (i) in general conformance with the existing,
 approved PPD and (ii) were adequately analyzed under the Project’s approved CEQA
 document such that no additional environmental review is necessary.
10. The applicant shall pay a public facility improvement contribution in the amount of
 \$1,500,000 to the City of Rialto for public facility transportation infrastructure and
 public safety improvements in the area surrounding the project site, prior to the issuance
 of an occupancy permit.

11. The applicant shall install decorative pavement within each driveway connected to Santa Ana Avenue. The decorative pavement shall extend across the entire width of each driveway and shall have a minimum depth of twenty-five (25) feet as measured from the property line along Santa Ana Avenue. Decorative pavement means decorative pavers and/or color concrete with patterns and color variety. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the location and type of decorative pavement shall be identified on the formal Landscape Plan submittal, and other on-site improvement plans, prior to the issuance of building permits.
12. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns, at least five (5) feet in depth from the main wall plane, at all height variations on all 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 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. 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 sixteen (16) inch square, shall be incorporated within all new fencing visible from any public right-of-way. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the fencing. All decorative masonry pilasters shall include a decorative masonry cap. All fencing and pilasters shall

be identified on the site plan, and an elevation detail for the fencing and pilasters shall be included in the formal building plan check submittal prior to the issuance of building permits.

16. The applicant shall construct one (1) ADA accessible trash enclosure for each building on the project site. The trash enclosures shall provide room for one (1) commercial waste container and one (1) commercial recycling container. The exterior of each trash enclosure shall 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. Additionally, each trash enclosure shall contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not acceptable materials to use as a part of the trash enclosure. The location of 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 enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.
17. All light standards installed on site, shall have a maximum height of thirty-five (35) feet, as measured from the finished surface, including the base. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.
18. 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.
19. The applicant shall plant one (1) tree every three (3) vehicle parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Santa Ana Avenue. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the 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.

- 1 21. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
2 right-of-way parkway along Santa Ana Avenue. All trees within the public right-of-
3 way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial
4 planting. Thereafter, the trees within the public right-of-way parking shall be
5 permanently irrigated and maintained, as required by the Public Works Department.
6 The street tree species along Santa Ana Avenue shall be the *Pistachia Chinensis*
7 “Chinese Pistache”. The street trees shall be identified on the formal Landscape Plan
8 submittal prior to the issuance of a landscape permit.
- 9 22. The applicant shall plant shrubs and/or construct solid decorative walls that surround all
10 ground mounted equipment and utility boxes, including transformers, fire-department
11 connections, backflow devices, etc. for the purpose of providing screening of said
12 equipment and utility boxes from public view. All equipment and utility box screen
13 shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs
14 shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and
15 utility box screen shrubs shall be permanently irrigated and maintained into a continuous
16 box-shape with a height of no less than three and one-half (3.5) feet above the finished
17 grade. Solid decorative walls means tan-colored slumpstone block, tan-colored split-
18 face block, or precision block with a stucco, plaster, or cultured stone finish. The shrubs
19 and/or solid walls shall be identified on the formal Landscape Plan submittal prior to
20 the issuance of a landscape permit.
- 21 23. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
22 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
23 areas, and driveways. Trees shall be planted a minimum of thirty (30) feet on-center,
24 and all shrubs and groundcover shall be planted an average of three (3) feet on-center
25 or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting,
26 unless otherwise specified herein. At least fifty (50) percent of the trees shall consist of
27 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
28 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
size, unless otherwise specified herein. All planter areas shall receive a minimum two
(2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
planting. Pea gravel and decomposed granite are not acceptable materials to use within
planter areas. All planter areas on-site shall be permanently irrigated and maintained.
The planting and irrigation shall be identified on the formal Landscape Plan submittal
prior to the issuance of a landscape permit.
24. All planting and irrigation shall be installed on-site in accordance with the approved
landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
installation of the planting and irrigation shall be certified in writing by the landscape
architect responsible for preparing the landscape plans prior to the issuance of a
Certificate of Occupancy.
25. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
of a Certificate of Occupancy, unless specified otherwise herein.

- 1 26. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
2 issuance of a Certificate of Occupancy.
- 3 27. The applicant shall comply with all conditions of approval for PPD No. 2023-0006 to
4 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy,
5 unless otherwise noted herein.
- 6 28. All improvements within the public right-of-way require a City of Rialto Encroachment
7 Permit.
- 8 29. All abandoned utilities shall be completely removed. Utilities may not be abandoned in
9 place.
- 10 30. The applicant shall pay all applicable development impact fees in accordance with the
11 current City of Rialto fee ordinance, including any Traffic Fair Share Contribution fees,
12 prior to the issuance of any building permit related to the Project.
- 13 31. The applicant shall pay a fair-share fee in the amount of \$721,711, in accordance with
14 Table 15 (Traffic Impact Improvement Costs) of the Traffic Study prepared for the
15 Project by Kimley-Horn and Associates, Inc. and dated April 2023, prior to the issuance
16 of any building permit for the Project.
- 17 32. The applicant shall submit civil engineering design plans, reports and/or documents,
18 prepared by a registered/licensed civil engineer, for review and approval by the City
19 Engineer per the current submittal requirements, prior to the indicated threshold or as
20 required by the City Engineer. The first submittal shall consist of, but is not limited to
21 the following:
- 22 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
23 issuance)
 - 24 b. PUBLIC IMPROVEMENT PLANS – Plans may include: Street, Signing &
25 Striping, Landscape & Irrigation, Sewer, Water, Streetlight etc. (prior to off-site
26 construction permit issuance or building permit issuance, whichever occurs
27 first)
 - 28 c. FINAL DRAINAGE STUDY (prior to grading plan approval)
 - d. FINAL WQMP (prior to grading plan approval)
 - e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE
ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or
Occupancy Release)
 - f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)
33. 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.

1 The electrical meter pedestal addresses (single or dual) shall be included in the public
2 improvement plans.

- 3 34. Upon approval of any improvement plan by the City Engineer, the applicant shall
4 provide the improvement plan to the City in digital format, consisting of a DWG
5 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
6 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
7 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 8 35. The applicant shall repair all street cuts for utilities in accordance with City Standard
9 SC-231 within 72 hours of completion of the utility work; and any interim trench repairs
10 shall consist of compacted backfill to the bottom of the pavement structural section
11 followed by placement of standard base course material in accordance with the Standard
12 Specifications for Public Work Construction ("Greenbook"). The base course material
13 shall be placed the full height of the structural section to be flush with the existing
14 pavement surface and provide a smooth pavement surface until permanent cap paving
15 occurs using an acceptable surface course material.
- 16 36. A City of Rialto Off-site Construction Permit is required for any improvements within
17 the public right-of-way. In an effort to expedite and facilitate improvements in the public
18 right-of-way, the applicant is responsible for submitting a multi-phase master plan
19 traffic control plan which includes all phases of construction in the public right-of-way
20 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site
21 Construction Permit. Note, to simplify the permitting process, a single master Off-Site
22 Construction Permit shall replace individual Encroachment Permits to be pulled by the
23 applicant's contractor.
- 24 37. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
25 new electrical distribution lines of sixteen thousand volts or less and overhead service
26 drop conductors, and all telephone, television cable service, and similar service wires or
27 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
28 Utility undergrounding shall extend to the nearest off-site power pole. This may require
undergrounding beyond the project limits to prevent any existing poles to remain or new
poles to be placed for guy wire purposes along the project frontage. New power poles
shall not be installed unless otherwise approved by the City Engineer. A letter from the
owners of the affected utilities shall be submitted to the City Engineer prior to approval
of the Grading Plan, informing the City that they have been notified of the City's utility
undergrounding requirement and their intent to commence design of utility
undergrounding plans. When available, the utility undergrounding plan shall be
submitted to the City Engineer identifying all above ground facilities in the area of the
project to be undergrounded.
38. 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.

- 1 39. The minimum pavement section for all on-site pavements shall be 3 inches asphalt
2 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
3 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
4 proposed, the proposed pavement section shall be designed by a California registered
5 Geotechnical Engineer using "R" values from the project site and submitted to the City
6 Engineer for approval.
- 7 40. The applicant shall backfill and/or repair all utility trenches or other excavations within
8 existing asphalt concrete pavement of off-site streets resulting from the proposed
9 development, in accordance with City of Rialto Standard Drawings. The applicant shall
10 be responsible for removing, grinding, paving and/or overlaying existing asphalt
11 concrete pavement of off-site streets including pavement repairs in addition to pavement
12 repairs made by utility companies for utilities installed for the benefit of the proposed
13 development (i.e. West Valley Water District, Southern California Edison, Southern
14 California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and
15 other street cuts within existing asphalt concrete pavement of off-site streets resulting
16 from the proposed development may require complete grinding and asphalt concrete
17 overlay of the affected off-site streets, at the discretion of the City Engineer. The
18 pavement condition of the existing off-site streets shall be returned to a condition equal
19 to or better than what existed prior to construction of the proposed development.
- 20 41. The applicant shall replace all damaged, destroyed, or modified pavement legends,
21 traffic control devices, signing, striping, and streetlights, associated with the proposed
22 development shall be replaced as required by the City Engineer prior to issuance of a
23 Certificate of Occupancy.
- 24 42. The applicant shall provide construction signage, lighting and barricading shall be
25 provided during all phases of construction as required by City Standards or as directed
26 by the City Engineer. As a minimum, all construction signing, lighting and barricading
27 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California
28 Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time
of construction.
43. 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.
44. The applicant shall be responsible for coordinating with Omnitrans regarding the
location of existing, proposed, and future bus stops along the property frontage of all
public streets. The developer shall design street and sidewalk improvements in
accordance with the latest Omnitrans bus stop guidelines and in compliance with current
accessibility standards pursuant to the Americans with Disabilities Act (ADA)
requirements. The developer shall design all bus stops to accommodate the Omnitrans
Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to

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, bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.

45. Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval.
46. Prior to grading plan approval, the applicant shall submit a final hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Hydrology studies shall be prepared in accordance with the San Bernardino County Hydrology Manual and Rialto drainage criteria. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing pre-developed condition and proposed developed condition, using the 100-year frequency storm.
47. Prior to grading plan approval, direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
48. Prior to grading plan approval, the applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, for and incorporated as an integral part of the grading plan for the proposed development. The geotechnical report shall include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of the Precise Grading Plan.

- 1 49. Prior to grading plan approval, the applicant shall submit a Final Water Quality
2 Management Plan identifying site-specific Best Management Practices (BMPs) in
3 accordance with the Model Water Quality Management Plan (WQMP) approved for
4 use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to
5 the City Engineer for review and approval with the precise grading plan. The Applicant
6 acknowledges that more area than currently shown on the plans may be required to treat
7 site runoff as required by the WQMP guidance document and FWQMP.
- 8 50. Prior to grading plan approval, a WQMP Maintenance Agreement shall be required,
9 obligating the property owner(s) to appropriate operation and maintenance obligations
10 of on-site BMPs constructed pursuant to the approved WQMP.
- 11 51. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the California
12 General Construction Stormwater Permit (Water Quality Order 2022-0057-DWQ as
13 modified September 8, 2022) is required via the California Regional Water Quality
14 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
15 Discharge Identification (WDID) number shall be provided to the City Engineer. The
16 developer's contractor shall prepare and maintain a Storm Water Pollution Prevention
17 Plan (SWPPP) as required by the General Construction Permit. All appropriate
18 measures to prevent erosion and water pollution during construction shall be
19 implemented as required by the SWPPP.
- 20 52. Prior to issuance of grading permit or on-site construction permit, the applicant shall
21 submit a Precise Grading Plan prepared by a California registered civil engineer to the
22 Engineering Division for review and approval by the City Engineer.
- 23 53. Prior to the issuance of a grading permit or on-site construction permit, the applicant
24 shall apply for annexation of the underlying property into City of Rialto Landscape and
25 Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall
26 be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance
27 of any new median, landscape easement, and/or parkway landscaping in the public
28 right-of-way, or any new public street lighting improvements conditioned on the project
and to be maintained by the City of Rialto post construction. The applicant must apply
and complete the LLMD2 annexation process prior to issuance of a Certificate of
Occupancy. Due to the required City Council Public Hearing action, the annexation
process takes months and as such the developer is advised to apply for Special District
annexation as early-on in the in the process to avoid any delays with permit issuance.
54. Prior to the issuance of a building permit, the applicant shall submit off-site landscaping
and irrigation system improvement plans for review and approval concurrently with
street improvement plan submittal to the Public Works Department. The median
irrigation system, parkway irrigation system, and applicable Specific Plan required
landscape easement irrigation system shall be separately metered from the on-site
private irrigation to facilitate separate utility bill payment by the City after the required
one-year maintenance period via the Landscape and Lighting Maintenance District No.
2. The off-site landscape and irrigation plans must show separate electrical meter, water

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

55. 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.
56. Prior to street improvement plan approval or building permit issuance, whichever occurs first, the applicant shall dedicate additional right-of-way as may be required across driveway aprons to provide for ADA compliant public access, traffic signal equipment, and signing & striping.
57. Prior to street improvement plan approval, the applicant shall dedicate additional right-of-way along the entire frontage of Santa Ana Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the City Engineer.
58. The applicant shall install 4-inch conduit and pullboxes within the parkway area along the entire project frontage of Santa Ana Avenue for future use, prior to the issuance of a Certificate of Occupancy. The conduit and pullboxes shall be identified on the street improvement plans, prior to issuance of off-site construction permits.
59. 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.
60. 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.
61. 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.

62. Prior to issuance of encroachment permit or off-site construction permit, the applicant shall submit street light improvement plans, for Riverside Avenue, 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.
63. 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.
64. Prior to issuance of encroachment permit or off-site construction permit, the applicant shall submit a water improvement plan approved by the local water purveyor. The developer is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with water purveyor and complying with all requirements for establishing domestic water service to the property.
65. Prior to the issuance of a building permit, the applicant shall submit a rough grade certification, engineered fill certification and compaction report pad elevation certifications for all building pads in conformance with the approved precise grading plan, to the Engineering Division. Trenching for footings or construction of any building foundation is not allowed until the certifications have been submitted for review and approval by the City Engineer.
66. Prior to the issuance of a certificate of occupancy, the applicant shall submit a precise/final grade certification to the Engineering Services Department.
67. Prior to the issuance of a certificate of occupancy, all public improvements shall be constructed to City standards subject to the satisfaction of the City Engineer.
68. 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.
69. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs, gutters, pavement, and landscaping along the entire project frontage, in accordance with the General Plan and the City of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.
70. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontage of Santa Ana Avenue, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.

- 1 71. The applicant shall connect the project to the City of Rialto sewer system and apply for
2 a sewer connection account with Rialto Water Services.
- 3 72. The applicant is advised that domestic water service is provided by West Valley Water
4 District. The developer shall be responsible for coordinating with West Valley Water
5 District and complying with all requirements for establishing domestic water service to
6 the property.
- 7 73. The applicant shall install a new domestic water line lateral connection to the main water
8 line within Santa Ana Avenue, pursuant to West Valley Water District requirements. A
9 water line plan shall be approved by West Valley Water District prior to the issuance of
10 building permits.
- 11 74. The applicant shall provide certification from West Valley Water District and Rialto
12 Water Services that demonstrates that all water and/or wastewater service accounts for
13 the project are documented, prior to the issuance of a Certificate of Occupancy or final
14 inspection approval from the Community Development Department Engineering
15 Division.
- 16 75. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
17 demonstrate and submit a WQMP BMP certification that all structural BMP's have been
18 constructed and installed in conformance with approved plans and specifications, and
19 as identified in the approved WQMP.
- 20 76. The applicant shall construct two (2) new commercial driveway approaches on Santa
21 Ana Avenue, in accordance with City of Rialto Standard Drawing No. SC-213 or SC-
22 214, or as otherwise approved by the City Engineer, prior to the issuance of a Certificate
23 of Occupancy. The driveway approach shall be constructed so the top of "X" is 5 feet
24 from the property line, or as otherwise approved by the City Engineer. Nothing shall be
25 constructed or planted in the corner cut-off area which does exceed or will exceed 30
26 inches in height in order to maintain an appropriate corner sight distance, as required by
27 the City Engineer.
- 28 77. All new streetlights shall be installed on an independently metered, City-owned
underground electrical system. 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.
78. 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 Santa Ana 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.

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79. The applicant shall construct curb ramps meeting current California State Accessibility standards at the southeast and southwest corners of the intersections of Santa Ana Avenue and the proposed driveways on the east and west ends of the project frontage, in accordance with the City of Rialto Standard Drawings, and as required by the City Engineer. The applicant shall 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. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
80. The applicant shall construct an 8-inch curb and gutter located 20 feet south of the centerline along the entire project frontage of Santa Ana Avenue, in accordance with City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as determined necessary by the City Engineer, the existing curb and gutter along the entire frontage of Santa Ana Avenue should the City Engineer determine them to be in the ultimate location.
81. The applicant shall construct a 5.5-foot-wide Americans with Disabilities Act (ADA) compliant sidewalk adjacent to the curb along the entire project frontage of Santa Ana Avenue, in accordance with City of Rialto Standard Drawings, prior to issuance of a Certificate of Occupancy.
82. The applicant shall, remove existing pavement and construct new pavement along the entire full-width of Santa Ana Avenue from the project's eastern boundary line west to the intersection of Riverside Avenue, prior to the issuance of a Certificate of Occupancy, as follows:
- a. From Riverside Avenue to 200 feet east of Riverside Avenue – existing asphalt pavement shall be removed and replaced to construct westbound travel lanes, including left-turn lane, with a minimum pavement section of 0.90-foot thick Continuously Reinforced Concrete Pavement (CRCP) over 0.25-foot thick Hot Mix Asphalt and a minimum subgrade of 6 inches at 95% relative compaction. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Additional technical specifications will be provided during the street improvement design and plan check review stage.
- b. From 200 feet east of Riverside Avenue to the easterly project limit - existing asphalt pavement shall be removed and replaced in order to construct full street width of new pavement with a minimum pavement section of 4 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered

Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval.

There shall be no obligation to construct curb, gutter and sidewalk improvements along Santa Ana Avenue except with respect to the project frontage, as described in Condition Nos. 80 and 81 herein.

83. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete. Unless the City Engineer provide prior authorization, paving of streets in one lift prior to completion of on-site construction is not allowed. If City Engineer authorized, completion of asphalt concrete paving for streets prior to completion of on-site construction activities, requires 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.
84. All sewer mains constructed by the applicant, as necessary, are to become part of the public sewer system and shall be pressure tested and digitally video recorded by the City's wastewater system operator (Veolia) prior to acceptance of the sewer system for maintenance by the City. The developer shall be responsible for all costs associated with testing and inspection services. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
85. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
86. Prior to commencing with any grading, the applicant shall implement the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified:
 - a. 6 foot high tan colored perimeter screened fencing
 - b. Contractor information signage including contact information along the street frontage of Santa Ana.
 - 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"
87. The applicant shall submit full architectural and structural plans with all mechanical, electrical, and plumbing plans, structural calculations, truss calculations and layout,

rough grading plans approved by Engineering Services Department, Water Quality Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy Calculations to the Building Division for plan check and review, prior to the issuance of building permits.

88. The applicant shall provide a Scope of Work on the title page of the architectural plan set. The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter walls, trash enclosure, etc.).
89. The applicant shall design the structures in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and the 2022 California Electrical Code, 2022 Residential Code and the 2022 California Green Buildings Standards adopted by the State of California.
90. The applicant shall design the structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.
91. The applicant shall obtain an Electrical Permit from the Building Division for any temporary electrical power required during construction. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing around the area where the electrical power will be located.
92. The applicant shall install any required temporary construction trailer on private property. No trailers are allowed to be located within the public right-of-way. The trailer shall be removed prior to the issuance of a Certificate of Occupancy.
93. The applicant shall design and construct accessible paths of travel from the building's accessible entrances to the public right-of-way, accessible parking, and the trash enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials, as necessary. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
94. 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.
95. 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.

- 1 96. The applicant shall underground all on site utilities to the new proposed structures, prior
2 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
3 by the utility company or the City.
- 4 97. Prior to issuance of Building Permits, site grading final and pad certifications shall be
5 submitted to the Building Division, which include elevation, orientation, and
6 compaction. The certifications are required to be signed by the engineer of record.
- 7 98. The applicant shall provide proof of payment to the Colton Joint Unified School District
8 for all required school fees, prior to the issuance of a building permit.
- 9 99. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
10 areas, and common use areas shall be accessible per the California Building Code,
11 Chapter 11.
- 12 100. The applicant shall place a copy of the Conditions of Approval herein on within the
13 building plan check submittal set and include the PPD number on the right bottom
14 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 15 101. The applicant shall ensure that a minimum of 65% of all construction and demo debris
16 shall be recycled using an approved City of Rialto recycling facility during construction.
17 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
18 be placed in the office of the construction site.
- 19 102. Prior to issuance of Building Permits, on site water service shall be installed and
20 approved by the responsible agency. On site fire hydrants shall be approved by the Fire
21 Department. No flammable materials will be allowed on the site until the fire hydrants
22 are established and approved.
- 23 103. Minimum fire flow for the construction of all buildings/facilities is required per CFC
24 Appendix B or other approved method. Prior to building permit issuance for new
25 construction, the applicant shall provide documentation to show there exists a water
26 system capable of delivering the required fire flow. Specific design features may
27 increase or decrease the required fire flow. Reference CFC 507.3.
- 28 104. The minimum number of fire hydrants required, as well as the location and spacing of
fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be
located no more than 400 feet from all portions of the exterior of the building/facility
along an approved route on a fire apparatus access road, unless otherwise approved by
the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving.
The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x
2 1/2". Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3.
105. Fire apparatus access roads shall be provided to within 150 feet of all exterior portions
of buildings, unless otherwise approved by the Fire Department. Fire apparatus access
roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus

access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 56 feet outside radius and 28 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Reference CFC 503.1.1, 503.2.1 as amended by the City of Rialto.

106. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2.
107. Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.
108. All new commercial buildings and structures 5,000 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2.
109. A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.
110. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1.
111. All electronically operated gates shall be provided with Knox key switches and automatic pre-emption sensors for access on both sides. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.
112. The applicant shall illuminate all walkways, passageways, and locations where pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness, 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.
113. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness, 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.

114. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 foot-candles (at surface level) of light during the hours of darkness, 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.
115. The applicant shall design/construct all lighting fixtures and luminaries, including supports, poles and brackets, in such a manner as to resist vandalism and/or destruction by hand.
116. The applicant shall provide an illuminated channel letter addresses prominently placed on the building to be visible to the front of the location and if applicable, visible from the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway), prior to the issuance of a Certificate of Occupancy.
117. At the discretion of the Rialto Police Department, the applicant shall install exterior security cameras at the location that cover the entire Site, prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via FusionONE web application.
118. The applicant shall install Knox boxes immediately adjacent to the main entrance of each building, at least one (1) rear entrance on each building, and at the gates into the truck 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.
119. 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.
120. 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).

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

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

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

9 PASSED, APPROVED AND ADOPTED this 17th day of September, 2025.
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13 _____
14 JERRY GUTIERREZ, CHAIR
15 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2025.

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

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

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

Project Plans

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