

1 applicant; heard public testimony; discussed the proposed PPD No. 2023-0024, CDP No. 2023-
2 0016, and VAR No. 26-0001; 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 on the foregoing and substantial evidence presented to the Planning
9 Commission during the public hearing conducted with regard to PPD No. 26-0001, including written
10 staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated
11 herein, the Planning Commission hereby determines that PPD No. 26-0001 satisfies the requirements
12 of Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
13 precedent to approving a Precise Plan of Design application. The findings are as follows:

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

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

17 The Project, as conditioned herein, will comply with all City ordinances and regulations,
18 including those required by the Community Shopping Center (C-1A) zoning district and
19 Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code. The Site has a General
20 Plan land use designation of Community Commercial (CC) and a zoning designation of
21 Community Shopping Center (C-1A). Those designations allow for the development of an
22 automated car wash facility with approval of a Precise Plan of Design and Conditional
23 Development Permit, which has been filed in conjunction with this project. Additionally,
24 the Project meets all the required development standards of the C-1A zone except for the
25 required building setback along Baseline Road, which has been or will be remedied by
26 Variance No. 26-0001.

- 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 A vacant bank building currently exists on the Site, and the Project seeks to demolish the
2 bank and develop a new car wash building in generally the same location on the Site. The
3 zoning of the Site is Community Shopping Center (C-1A). The Project is consistent with
4 the C-1A zone and the existing commercial uses surrounding the project site, with the
5 exception of the building setback along Baseline Road aforementioned herein. There are
6 no sensitive uses surrounding the Site, and the project is not anticipated to negatively
7 impact any surrounding use. The project has been reviewed by various City departments
8 for compliance with all health, safety, and design requirements to ensure the project will
9 significantly enhance the infrastructure and aesthetics of the local community.

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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 and the incorporation of enhanced
architectural features. Surrounding land uses to the north, east, and west consist of C-1A
zoned parcels in the same shopping center. The shopping center includes Stater Brothers
supermarket, Dollar Tree discount store, Tam's Burgers drive-thru restaurant, and a
Walgreen's Pharmacy with a drive-thru for prescriptions. The parcels to the south, across
East Baseline Road, are also zoned C-1A and are part of a shopping center that includes
Asia Buffet, a vacant Big Lots building, Tacos Gavilan, and Dutch Brothers drive-thru
coffee shop. The Project is consistent with the C-1A zoning district and the surrounding
commercial land uses. These land uses are not expected to be negatively impacted by the
Project, since features and measures, such as screening, building placement, and site
landscaping will serve to physically separate the uses mitigating any potential impacts.

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 Community Shopping Center (C-1A) zoning designation
and is a logical addition to the existing commercial developments on and around the Site. The
design of the Project will ensure a continuation of the 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.

SECTION 3. Based on the foregoing and substantial evidence presented to the Planning
Commission during the public hearing conducted with regard to PPD No. 26-0001, VAR No. 26-
0001, and CDP No. 26-000, including written staff reports, verbal testimony, site plans, other

documents, and the conditions of approval stated herein, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or Conversion of Small Structures. The project involves the construction of a 3,593 square foot automated car wash structure and accessory structures, thereby qualifying the project for aforementioned exemption. The Planning Commission directs the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. Based on the foregoing and substantial evidence presented to the Planning Commission during the public hearing conducted with regard to PPD No. 26-0001, VAR No. 26-0001, and CDP No. 26-0001, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, approval of PPD No. 26-0001 is granted to Quick Quack Car Wash Holdings, LLC in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. The applicant is granted PPD No. 26-0001 allowing the establishment of a 3,593 square foot automated car wash building on a 0.99-acre parcel of land (APN: 0127-251-19 and a Portion of APN: 0127-251-12) located on the north side of Baseline Road approximately 250 feet east of Riverside Avenue within the Community Shopping Center (C-1A) Zone. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the project shall be subject to revocation.
2. The development associated with PPD No. 26-0001 shall conform to the site plan, floor plans, exterior elevations, conceptual grading plan, and preliminary landscape plan attached here to as "Exhibit A", except as may be required to be modified based on the Conditions of Approval contained herein.
3. The development associated with PPD No. 26-0001 shall comply with all Conditions of Approval contained within CDP No. 26-0001 and VAR No. 26-0001.
4. The development associated with PPD No. 26-0001 shall comply with all Federal, State, and local laws and regulations.
5. 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.
6. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether

1 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
2 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
3 and other such procedures), (collectively “Actions”), brought against the City, and/or
4 any of its officials, officers, employees, agents, departments, agencies, and
5 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
6 annul, the any action of, or any permit or approval issued by, the City and/or any of its
7 officials, officers, employees, agents, departments, agencies, and instrumentalities
8 thereof (including actions approved by the voters of the City), for or concerning the
9 Project (collectively, the “Entitlements”), whether such Actions are brought under the
10 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
11 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
12 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
13 or any decision of a court of competent jurisdiction. This condition to indemnify,
14 protect, defend, and hold the City harmless shall include, but not be limited to (i)
15 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
16 attorneys’ fees and other costs, liabilities and expenses incurred in connection with
17 such proceeding whether incurred by applicant, Property owner, or the City and/or
18 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
19 are the “Damages”). Notwithstanding anything to the contrary contained herein, the
20 Applicant shall not be liable to the City Parties under this indemnity to the extent the
21 Damages incurred by any of the City Parties in such Action(s) are a result of the City
22 Parties’ fraud, intentional misconduct or gross negligence in connection with issuing
23 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
24 defend, and hold the City harmless as stated herein within five (5) days of approval of
25 PPD No. 26-0001.

- 26 7. In accordance with the provisions of Government Code Section 66020(d)(1), the
27 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
28 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.
8. Approval of PPD No. 26-0001 will not become effective until the applicant has signed a
statement acknowledging awareness and acceptance of the required conditions of
approval contained herein.
9. Approval of PPD No. 26-0001 will not be valid until such time that the Planning
Commission has approved CDP No. 26-0001 and VAR No. 26-0001, which were
prepared in conjunction with the Project.
10. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage
downspouts through the interior of the new car wash building. The internal downspouts
shall be identified within the formal building plan check submittal prior to the issuance of
building permits.

11. 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 feet in depth from the main wall plane, at all height variations on all four sides of the car wash 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.
12. 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 the car wash building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.
13. The applicant shall submit a formal Landscape Plan for on-site landscaping 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.
14. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site that is not covered by structures, walkways, parking areas, and driveways, as shown on the Preliminary Landscape Plan included in Exhibit A, attached herein, and as approved by the Planning Division. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of three (3) feet on-center or less, or as approved by the Planning Division. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf 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.
15. 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.
16. The applicant shall install signage throughout the Site informing drivers that idling of vehicles longer than five consecutive minutes is not permitted, as required by the South Coast Air Quality Management District, prior to the issuance of a Certificate of Occupancy.
17. Any new wrought-iron fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.

- 1 18. 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 19. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto
4 Municipal Code.
- 5 20. All new light standards, including the base, shall have a maximum height of 25 feet, as
6 measured from the finished surface. Lighting shall be shielded and/or directed toward the
7 site so as not to produce direct glare or "stray light" onto adjacent properties. All light
8 standards shall be identified on the site plan and a detail indicating the height shall be
9 included within the formal building plan check submittal prior to the issuance of building
10 permits.
- 11 21. If the applicant fails to comply with any of the conditions of approval placed upon CDP
12 No. 26-0001 or PPD No. 26-0001 or VAR No. 26-0001, the Planning Commission may
13 initiate proceedings to revoke the conditional development permit in accordance with
14 the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto
15 Municipal Code. CDP No. 26-0001 may be revoked, suspended or modified in
16 accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the
17 Planning Commission if:
- 18 a) The use for which such approval was granted has ceased to exist, been
19 subsequently modified, or has been suspended for six (6) months or more;
- 20 b) Any of the express conditions or terms of such permit are violated;
- 21 c) The use for which such approval was granted becomes or is found to be
22 objectionable or incompatible with the character of the City and its environs
23 due to excessive noise, excessive traffic, loitering, criminal activity or other
24 undesirable characteristics including, but not strictly limited to uses which
25 are or have become offensive to neighboring property or the goals and
26 objectives of the Community Shopping Center Zone (C-1A) and the City's
27 General Plan.
- 28 22. All requirements shall be completed to the satisfaction of the City Engineer prior to
issuance of a certificate of occupancy unless otherwise noted.
- 23 23. Remove all graffiti within 24 hours pre-construction, during construction, and after a
Certificate of Occupancy is issued.
- 24 24. Any improvements/dry utility improvement construction within the public right-of-
way requires a City of Rialto Encroachment Permit.
- 25 25. The project shall submit civil engineering design plans, reports and/or documents,
26 prepared by a registered/licensed civil engineer, for review and approval by the City

Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer.

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

- a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
- b. FINAL DRAINAGE STUDY (prior to grading plan approval)
- c. FINAL WQMP (prior to grading plan approval)
- d. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT(S) , etc.) (prior to Building Permit Issuance or Occupancy Release).
- e. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)

26. 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.

27. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided 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.

28. 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, as may be determined by the City Engineer. Paving of 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.

29. All street cuts for utilities shall be repaired 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.

- 1 30. Any utility trenches or other excavations within existing asphalt concrete pavement of
2 off-site streets required by the proposed development shall be backfilled and repaired
3 in accordance with City of Rialto Standard Drawings. The developer shall be
4 responsible for removing, grinding, paving and/or overlaying existing asphalt concrete
5 pavement of off-site streets as required by and at the discretion of the City Engineer,
6 including pavement repairs in addition to pavement repairs made by utility companies
7 for utilities installed for the benefit of the proposed development (i.e., Fontana Water
8 Company, Southern California Edison, Southern California Gas Company, Time
9 Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within
existing asphalt concrete pavement of off-site streets required by the proposed
development may require complete grinding and asphalt concrete overlay of the
affected off-site streets, at the discretion of the City Engineer. The pavement condition
of the existing off-site streets shall be returned to a condition equal to or better than
what existed prior to construction of the proposed development.
- 10 31. All proposed trees within the public right-of-way and within 10 feet of the public
11 sidewalk and/or curb shall have City approved deep root barriers installed, as required
12 by the City Engineer.
- 13 32. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
14 all street and/or trench cuts in street newly paved or slurry will be subject to moratorium
15 street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code.
Contact the Public Works Department for a list of streets subject to the moratorium.
- 16 33. The minimum pavement section for all on-site pavements shall be 3 inches asphalt
17 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
18 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
19 proposed, the proposed pavement section shall be designed by a California registered
Geotechnical Engineer using "R" values from the project site and submitted to the City
Engineer for approval.
- 20 34. The applicant shall provide construction signing, lighting, and barricading shall be
21 provided during all phases of construction as required by City Standards or as directed
22 by the City Engineer. As a minimum, all construction signing, lighting and barricading
23 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.
- 24 35. The public street improvements outlined in these conditions of approval are intended
25 to convey to the developer an accurate scope of required improvements, however, the
26 City Engineer reserves the right to require reasonable additional improvements as may
27 be determined during the review and approval of street improvement plans required by
these conditions.
- 28 36. 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.

37. 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.
38. 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.
39. Prior to grading plan approval, a geotechnical/soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. The geotechnical report shall include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading plan.
40. Prior to grading plan approval, submit a Final Water Quality Management Plan identifying site-specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the precise grading plan. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document and FWQMP.

- 1 41. Prior Prior to grading plan approval, if the project disturbs one (1) acre or more or soil,
2 is or is part of a larger common plan of development that disturbs one (1) acre or more
3 of soil a Notice of Intent (NOI) to comply with the California General Construction
4 Stormwater Permit (Water Quality Order 2022-0057-DWQ as modified September 1,
5 2025) is required via the California Regional Water Quality Control Board online
6 SMARTS system. A copy of the executed letter issuing a Waste Discharge
7 Identification (WDID) number shall be provided to the City Engineer. The developer's
8 contractor shall prepare and maintain a Storm Water Pollution Prevention Plan
9 (SWPPP) as required by the General Construction Permit. All appropriate measures to
10 prevent erosion and water pollution during construction shall be implemented as
11 required by the SWPPP.
- 12 42. Prior to issuance of grading permit or on-site construction permit, the applicant shall
13 submit a Precise Grading Plan prepared by a California registered Civil Engineer to the
14 Engineering Division for review and approval by the City Engineer. The plan shall
15 conform to the requirements of the California Building Code for review and approval.
- 16 43. Prior to commencing with any grading, the required erosion and dust control measures
17 shall be in place. In addition, the following shall be included if not already identified:
18 a. Tan-colored perimeter screened fencing b. Contractor information signage including
19 contact information along [Street Name] and [Street Name] c. Post dust control signage
20 with the following verbiage: Project Name, WDID No.(if project disturbs one acre or
21 more) , IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
22 XXX-XXX, If you do not receive a response, Please call the AQMD at 1-800-CUT-
23 SMOG.
- 24 44. Prior to issuance of encroachment permit or off-site construction permit, all public
25 improvement plans must be submitted and approved by the City Engineer.
- 26 45. Prior to issuance of building permit, the applicant shall dedicate additional right-of-
27 way to provide an ultimate half street right of way of 60 feet along Baseline Avenue.
- 28 46. Prior to issuance of building permit, the applicant shall submit a Lot Line adjustment
for review and recordation with the San Bernardino County Recorder's Office.
47. Prior to issuance of building permit, the precise grading plans shall be approved by the
City Engineer.
48. Prior to issuance of building permit, the applicant shall pay all applicable development
impact fees in accordance with the current City of Rialto fee ordinance including
Transportation Fair Share Contribution fees. The fair-share amount shall be subject to
the California Construction Cost Index (CCCI) for escalation of construction costs.
49. Prior to issuance of 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

1 plan, to the Engineering Division Trenching for footings or construction of any building
2 foundation is not allowed until the certifications have been submitted for review and
3 approval by the City Engineer.

4 50. Prior to occupancy approval, the applicant shall replace all damaged, destroyed, or
5 modified pavement legends, traffic control devices, signing, striping, and streetlights,
6 associated with the proposed development shall be replaced as required by the City
7 Engineer prior to issuance of a Certificate of Occupancy.

8 51. Prior to occupancy approval, the applicant shall reconstruct any broken, chipped, or
9 unsatisfactory sidewalks, curbs, gutters, pavement, and landscaping along the entire
10 project frontage, in accordance with the General Plan and the City of Rialto Standard
11 Drawings, as required by the City Engineer, prior to the issuance of a Certificate of
12 Occupancy. The removal and reconstruction of improvements shall be identified on the
13 street improvement plans, prior to issuance of off-site construction permits.

14 52. Prior to occupancy approval, the applicant shall install “No Stopping Anytime”
15 R26A(S)(CA) signage along the entire project frontage of Acacia Avenue, as required by
16 the City Engineer.

17 53. Prior to occupancy approval, the applicant shall provide certification from Rialto Water
18 Services to demonstrate that all water and/or wastewater service accounts have been
19 documented.

20 54. Prior to occupancy approval, the applicant shall connect to the City of Rialto sewer
21 system and apply for a sewer connection account with Rialto Water services.

22 55. Prior to occupancy approval, the applicant is advised that domestic water service is
23 provided by Rialto Water Services, the applicant shall be responsible for coordinating
24 with Rialto Water Services and complying with all requirements for establishing water
25 service to the property.

26 56. Prior to occupancy approval, the applicant shall submit a precise/final grade certification
27 to the Engineering Division.

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

58. Prior to occupancy approval, the applicant shall submit 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.

- 1 59. Prior to occupancy approval, all abandoned utilities shall be completely removed.
2 Utilities may not be abandoned in place.
- 3 60. The Project is classified as Commercial Development.
- 4 61. The Applicant shall pay all applicable and lawfully adopted development impact fees
5 in accordance with Chapter 3.33 of the Rialto Municipal Code and all applicable
6 ordinances, resolutions, and regulations in effect at the time payment is due. Unless
7 otherwise approved by the City, all required fees shall be paid prior to issuance of
8 Building Permits. Any fee amounts identified during project review are preliminary
estimates only and are subject to adjustment based on the City's adopted fee schedules
and all applicable requirements of affected agencies in effect at the time of payment.
- 9 62. The Applicant is encouraged to use reasonable efforts to conduct outreach regarding
10 employment opportunities associated with the Project, including coordination with
11 local and regional workforce development organizations where feasible and consistent
12 with applicable law. Outreach efforts may include participation in job fairs,
13 employment advertising, workforce outreach programs, or similar recruitment
activities. If Project-specific recruitment events are conducted, the
Applicant/Developer should provide advance notice to the City's Economic
Development Department or its designee.
- 14 63. The Applicant is encouraged to use reasonable efforts to encourage qualified
15 contractors and subcontractors to consider local and regional labor resources where
16 feasible and consistent with applicable law. Applicable outreach language should be
17 included in construction bid documents, contractor solicitations, and related
procurement materials.
- 18 64. The Applicant is encouraged to use reasonable efforts to encourage contractors and
19 subcontractors to procure construction-related materials, supplies, and services from
20 local and regional vendors and suppliers where feasible and economically competitive.
21 Applicable procurement language should be included in construction bid packages and
related contractor procurement materials.
- 22 65. All businesses operating within the Project shall obtain and maintain all required City
business licenses, permits, and approvals.
- 23 66. Prior to issuance of a Certificate of Occupancy, the Applicant shall provide the City's
24 Economic Development Department with current contact information for the Project's
25 property management representative and/or operations contact.
- 26 67. Prior to permit application, the owner, agent, designer, and/ or applicant shall submit a
27 full set of plans, drawings, details, calculations, to ensure plans comply with the latest
28 adopted edition of the California Code of Regulations Title 24, also known as the
Building Code. The Building Codes and the edition shall be listed and published on the
plans. The scope of work shall be listed on the plans. Deferred submittals must be listed

on the plans – the reviews the request to defer plans but may decline a deferred submittal if building compliance is dependent. Fire sprinklers, fire alarm systems, and fire hydrant plans shall not be deferred, must be submitted to City of Rialto Fire Prevention and reviewed concurrently.

68. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure the plans comply with all applicable City of Rialto Municipal Codes and Ordinances. Plans shall incorporate any special provisions listed in the City of Rialto Municipal Codes and Ordinances.

69. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure structures are designed in accordance with the City of Rialto Design Criteria handout.

70. Prior to permit application, the owner, agent, designer, and/ or applicant shall secure and address letter from the Planning Division for each structure that they are applying for.

71. Pursuant to the California Business and Professions Code, when required, the designer shall be a Licensed Architect or Registered Professional Engineer.

72. Provide a Building Code Analysis on the site plan and include the following code information for each building proposed area or feature. Provide a description of use(s), occupancy types, occupant load and occupant load factor, any occupancy separation(s), number of stories, type of construction, egress analysis, number of exits, separation of exits, accessible egress to public way or approved areas. Identify all proposed pedestrian gates with dimensions.

73. Prior to permit application, the owner, agent, designer, and/ or applicant shall verify if the structure is in a flood hazard area as indicated on the Flood Insurance Rate Map and provide an elevation certificate in accordance with the National Flood Insurance Program. Plans shall show the finished floor elevations above the Base Flood Elevation.

74. Prior to permit application, the owner, agent, designer, and/ or applicant shall verify if the structure is in a Fire Severity Zone and implement the design features listed in the Building Codes. The plans shall indicate on the cover sheet if the site is in a Fire Severity Zone and the severity.

75. At the time of permit application, the owner, agent, designer, and/ or applicant shall submit a soils report prepared by a registered geotechnical engineer to the Engineering Division and the Building Division.

76. Prior to building permit application, the owner, agent, designer, and/ or applicant shall ensure the geotechnical engineer reviews the project grading and foundation plan to verify compliance with their design and recommendation.

- 1 77. For site retaining walls, at the time of permit application, the owner, agent, designer,
2 and/ or applicant shall submit the rough grading plan (RGP) to Building Division for
3 reference and include the structural drawings, details, and calculations for the walls and
retaining walls to the Building Division.
- 4 78. Prior to building permit application, the owner, agent, designer, and/ or applicant shall
5 submit the precise grading plan (PGP) to the Engineering Division.
- 6 79. For on-site utilities, at the time of permit application, the owner, agent, designer, and/
7 or applicant shall submit an on-site utility plan to the Building Division with the
8 building plans. Point of connection, size, and material shall be provided. Calculations
9 for demand and capacity shall be provided for the water, sewer, and gas – or its
10 referenced table. The owner, agent, designer, and/ or applicant shall ensure the plans
11 are routed to Engineering for reference and Utilities for review. Plans must reflect the
12 location and type of backflow.
- 13 80. For on-site improvements, at the time of permit application, the owner, agent, designer,
14 and/ or applicant shall submit an architectural site plan with the building plans that
15 shows all site accessibility elements and other on-site improvements to the Building
16 Division. The owner, agent, designer, and/ or applicant shall ensure the architectural
17 site plan and its improvements match the precise grading plan (PGP).
- 18 81. On-site private streets, private access roads, private light standards, private curb and
19 gutters, private sidewalks, and other on-site improvements must meet the City of Rialto
20 Standard Drawings most current edition, City of Rialto Fire Prevention standards, and
21 must be permitted by Building and Safety. At the time of permit application, the owner,
22 agent, designer, and/ or applicant shall ensure on-site private improvements meet the
City of Rialto Standard Drawings most current edition and a separate permit application
is submitted.
- 23 82. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
24 firestopping details are provided on the plans. Where a Firestopping condition occurs
25 that is not covered by the details provided, a revision shall be provided by the designer
26 of record or Firestop contractor. Where requested, the designer of record or firestop
27 contractor shall provide the firestopping submittal for review and or reference.
- 28 83. Prior to permit application, the owner, agent, designer, and/ or applicant shall secure
approval from the County of San Bernardino, Department of Environmental Health
Services and the Air Quality Management District prior to the issuance of any permit
where hazardous materials are stored and/ or used.
84. Prior to permit application, the owner, agent, designer, and/ or applicant shall secure
approval from the Air Quality Management District prior to the issuance of a permit
for a proposed on-site generator with an internal combustion engines (ICEs) exceeding
50 brake horsepower (bhp)/ 37kW, or gas turbines greater than 2,975,000 British

1 thermal units (Btu) per hour. To convert BHP to kW, multiply the BHP value by
2 0.7457.

3 85. At the time of permit application, the owner, agent, designer, and/ or applicant shall
4 ensure a hazardous materials inventory and disclosure form is provided with a complete
5 listing of SDS sheets, storage locations, how they are stored, and types of containers
6 shall be submitted.

7 86. A technical report and opinion prepared by an approved consultant shall be submitted
8 as part of the permit application submittal for the hazardous material.

9 87. Facilities that handle hazardous materials or generate hazardous wastes will require a
10 CUPA permit that includes each applicable CUPA program element. The application
11 process for permits begins with the submission of inventory into the California
12 Environmental Reporting System, also known as CERS. At the time of permit
13 application, the owner, agent, designer, and/ or applicant shall comply with the County
14 of San Bernardino, Fire Protection District, Hazardous Materials Section, designated
15 by the as the Certified Unified Program Agency or "CUPA".

16 88. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
17 the site is designed and graded to provide access to all entrances, access between
18 buildings, and exterior ground floor exits.

19 89. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
20 lot lines, easements, etc. and adjustments, shall be located so as to no cause any existing
21 structure to become non-conforming with the latest adopted edition of the California
22 Code of Regulations Title 24 or any other applicable, law, or ordinance, and or cause
23 any utilities to cross other properties other than its own.

24 90. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
25 the plans comply with the required ventilation IAW Chapter 4 of the CMC and provide
26 plumbing fixture calculation IAW Table 422.1 CPC.

27 91. Prior to permit application, the owner, agent, designer, and/ or applicant shall provide
28 a Non-Residential Sewer Service Application. An interceptor is required if the
establishment is engaged in food services where product is dispensed through delivery,
drive-thru, take out and/or foods served that have initial fat content or are prepared
using grills, fryers, stir-fry type (wok) ranges, barbecues, dairy products, or similar
where fat or grease must be collected for disposal.

92. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
grease interceptors are designed per the CCR Title 24, Part 5. Each business
establishment for which a gravity grease interceptor is required shall have an
interceptor which shall serve that establishment.

- 1 93. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
2 new or existing residential On Site Water Treatment Systems shall meet the State Water
3 Board Tier 1 requirements and follow the City of Rialto On Site Water Treatment
4 Systems guidelines. A permit for an OWTS will only be considered when a community
5 sewer is not available within 200 feet of the property line to the existing sewer. A Will-
6 Not-Serve letter must be provided by the City of Rialto Utilities department.
- 7 94. If the site is Commercial or Industrial, or the proposed Onsite Wastewater Treatment
8 System cannot meet OWTS-P Tier 1 design requirements, a Supplemental Treatment
9 System, Seepage Pit, or Alternative Dispersal System shall be submitted to the Santa
10 Ana Water Board for review and approval prior to the permit application, by the owner,
11 agent, designer, and/or applicant.
- 12 95. Prior to permit application, the designer of record shall list the type and frequency of
13 special inspections.
- 14 96. Prior to the removal and/ or demolition of any structure, the owner, agent, designer,
15 and/ or applicant must apply for a demo permit and comply with the Construction and
16 Demolition Diversion (C&D) requirements.
- 17 97. At the time of permit application, the owner, agent, designer, contractor, and/ or
18 applicant shall ensure a construction waste management plan is prepared by the owner,
19 designer, or general contractor and provided to the City of Rialto when requested. At
20 all time during the project, the owner, agent, designer, contractor, and/ or applicant
21 Shall comply with Construction and Demolition Diversion (C&D) requirements
22 established by AB 939 and regulated by CCR Title 24, Part 11. May collect, transport,
23 and dispose/ recycle the construction and demolition materials generated within their
24 own specific site provided its transported to a CalRecycle facility and 65% diversion is
25 achieved. Receipts and certificates of diversion must be kept and provided to the City
26 of Rialto when requested. May contract with Burrtec Waste the franchise hauler for the
27 City of Rialto and request a diversion report which will be provided at the completion
28 of the project. Diversion report must be kept and provided to the City of Rialto when
requested.
98. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
trash enclosures shall be on an accessible route and meet the Burrtec Design Guidelines
for Solid Waste, Recyclable & Organic Enclosures.
99. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
exterior lighting shall meet the City of Rialto ordinances and CCR Title 24, Part 6.
Exterior lighting shall not infringe on adjoining properties.
100. Prior to permit issuance, the owner, agent, designer, and/or applicant shall receive
approval from all departments.

- 1 101. Prior to permit issuance, the owner, agent, designer, and/ or applicant shall secure
2 will serve letters from the Utility Company for the Water and Sewer utilities not
3 serviced by the Rialto Utilities Department. The will serve letter shall be submitted to
4 Building and Safety.
- 5 102. Prior to permit issuance, the owner, agent, designer, and/ or applicant shall secure
6 approval from the County of San Bernardino, Department of Environmental Health
7 Services for projects related to Public - Pools, Restaurants, Retail Food Facility,
8 Wholesale Food Distribution, Body Art, Walk-in coolers, and other related projects.
- 9 103. Prior to permit issuance, the owner, agent, designer, and/ or applicant shall submit a
rough grade certification, engineered fill certification, compaction report, and pad
elevation certification(s) for all building pads in conformance with the approved precise
grading plan to the Engineering division.
- 10 104. Prior to permit issuance, the owner, agent, designer, and/or applicant shall submit to the
11 Building Division the approved Rough Grading Permit and Precise Grading Permit
12 provided by the Engineering division.
- 13 105. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all
14 applicable Plan Check and Permit Fees.
- 15 106. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all
16 applicable school fees. School fees need to be paid to the school district where the
17 project is located. Prior to permit issuance, the owner, agent, designer, and/or applicant
18 shall provide copy of the receipt(s) to Building and Safety.
- 19 107. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all
20 applicable Development Impact Fees (DIF), pursuant to the City of Rialto Ordinances
21 adopted at the time of permit application.
- 22 108. Prior to permit issuance, the owner shall submit a notarized authorization letter if the
23 permit application is not submitted by or obtained by the owner of the property.
- 24 109. Prior to construction, the owner, agent, designer, contractor, and/or applicant shall
25 ensure the approved set of plans are on site. If the plans were approved electronically,
26 the approved set must be printed and a hard copy of the plans must be made available
27 to the inspector at the time of inspection.
- 28 110. Prior to any special inspections being performed, the owner shall ensure the special
inspector(s) complete a City of Rialto Special Inspector Registration form and pay the
associated fees.
111. Prior to any construction, the owner, agent, contractor, and/or applicant shall ensure the
site is addressed and readily identifiable. Site address shall be viewable and legible

- from the right of way. Site address shall be provided to the satisfaction of the building/fire/ construction inspector.
112. Prior to any construction, the owner, agent, contractor, and/or applicant shall ensure a sign with the following is posted at the entrance to the site: the developer's name, the contractor's name and a 24-hour contact phone number.
113. At all times during construction, and prior to inspection, the owner, agent, contractor, and/or applicant shall provide access to the site for inspection, and shall provide all necessary equipment, tools, and means necessary for the City to perform the inspection. All work must be inspected before it is covered up.
114. At all times during construction, the owner, agent, contractor, and/or applicant shall protect the public during the construction phase IAW the CBC and the Rialto Municipal Code.
115. Prior to any construction, the owner, agent, contractor, and/or applicant shall ensure the site is protected by a security fence and screening. Fencing and screening shall be maintained and kept free of any graffiti.
116. Prior to any construction, the owner, agent, contractor, and/or applicant shall provide temporary toilet facilities. Temporary toilet facilities shall be provided and maintained in a sanitary condition. A schedule for servicing, cleaning, and supplying each facility to ensure it is maintained in a clean, sanitary, and serviceable condition shall be established or as needed. The number of toilet facilities shall comply with:
- A. 20 or fewer employees: At least one toilet facility is required.
 - B. 20 to 200 employees: One toilet and one urinal for every 40 workers. 200 or more employees: One toilet and one urinal for every 50 workers.
 - C. Separate facilities: Employers must provide separate toilet facilities for each sex.
 - D. Handwashing: Employers must also provide handwashing facilities.
 - E. ADA compliance: At least one portable toilet on site must be available to workers with disabilities
117. Prior to any construction, the owner, agent, contractor, and/or applicant shall provide a fire apparatus access roadway. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be hard surfaced (paved/concrete) and capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.
118. Prior to dropping any lumber for construction – to include lumber for concrete forms, the owner, agent, contractor, and/or applicant shall provide and ensure the Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by Rialto Fire Department.

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119. Prior to combustibles being brought to the site, the owner, agent, contractor, and/or applicant shall provide written certification from the local water purveyor, dated within the last thirty days, that:
- A. All public fire hydrants or water purveyor connections required of the project have been installed, tested, and approved, and
 - B. Are permanently connected to the public water main system, and
 - C. Are capable of supplying the required fire flow as required by Rialto Fire Department.
120. Prior to underground plumbing inspection, the owner, agent, contractor, and/or applicant shall submit a City of Rialto Foundation Line and Grade Certification for each structure to the Building Inspector.
121. At all times during construction, the owner, agent, contractor, and/or applicant shall ensure compliance with the City of Rialto noise control ordinance. Violations of the noise ordinance will result in a disturbing the peace complaint to the Police Department and possible citation for failure to comply.
- A. October 1st to April 30th
 - Monday to Friday: 7AM to 5:30PM
 - Saturday: 8AM to 5PM
 - Sunday and Holiday: No work permitted
 - B. May 1st to September 30th
 - Monday to Friday: 6AM to 7:00PM
 - Saturday: 8AM to 5PM
 - Sunday and Holiday: No work permitted
122. At all times during the project, the owner, agent, designer, contractor, and/ or applicant shall ensure all firestopping is performed by a firestop contractor or a continuous firestopping special inspection will be conducted by a special inspector certified by the International Firestopping Council.
123. Where Firestopping is required, prior to sheath and shear inspection, the owner, agent, designer, contractor, and/ or applicant shall provide a mock-up fire wall and ceiling for review and approval by the City of Rialto Building Division.
124. For Temporary Electrical power and facilities, the owner, agent, contractor, and/or applicant shall obtain a permit from Building and Safety. Temporary Electrical power requires an approved plan and permit.
125. For Temporary Construction Trailer directly associated with the construction process, the owner, agent, contractor, and/or applicant shall obtain a permit from Building and Safety. Temporary Construction Trailer directly associated with the construction

- process requires an approved plan and permit.
126. At all times during construction, the owner, agent, contractor, and/or applicant shall ensure the Construction and Demolition Diversion (C&D) report is kept onsite, is updated weekly and accurate, and provided to the City of Rialto for inspection and verification of the documentation when requested.
127. At all times during the project, the owner, agent, and/ or applicant shall ensure all contractors, sub-contractors, special inspectors, testing labs, suppliers, and vendors working or distributing in the City of Rialto shall secure a City of Rialto Business License. A list of contractors, sub-contractors, special inspectors, testing labs, suppliers, and vendors and their business license number must be kept and provided by the owner, agent, and/ or applicant to the City of Rialto when requested. The City of Rialto Sub-Contractor Report Form must be completed by the owner, agent, and/ or applicant and submitted to Business Licensing prior to Final and or Certificate of Occupancy.
128. The owner, agent, contractor, and/ or applicant is responsible for the coordination of the final inspection(s) from all authorities having jurisdiction and issuance of the Certificate of Occupancy. The owner, agent, contractor, and/ or applicant shall obtain clearances from all departments prior to requesting a final building inspection from Building and Safety.
129. Prior to certificate of occupancy, the owner, agent, contractor, and/or applicant shall receive final sign offs and release from all departments.
130. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant shall pay any outstanding fees.
131. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant shall submit a Precise Grade certification to Building and Safety and Public Works Engineering division.
132. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant shall ensure post construction BMPs are completed and accepted by City of Rialto Public Works Engineering. A Final sign off from Public Works Engineering is required as verification of this requirement.
133. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant shall submit a Special Inspection Final Report to the Building Inspector.
134. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant shall provide all energy certificates of compliances and reports IAW with the California Energy Code to the Building Inspector.
135. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant

1 shall provide a permanent commercial/industrial three-dimensional street numbers,
2 minimum 12 inches in height with a ½ inch stroke, shall be provided on the address
3 side of the building at the highest point and furthest projection of the structure and on
4 both corners of the building facing the street. The address shall be illuminated and be
5 visible from the street and shall not be obstructed in any manner. Roof mounted
6 addressing for aerial support shall be provided for flat roofs or as directed by the fire
code official and shall be a minimum of 3-feet in height, face the street in which it is
addressed, be contrasting in color and durable enough for the weather conditions in
which it will be exposed.

7 136. Address numbers and suite numbers are required to be installed or painted on the rear
8 of access doors to multiple suite facilities. Prior to final and certificate of occupancy,
9 the owner, agent, contractor, and/or applicant shall ensure numbers or letters shall be a
10 minimum of four(4) inches in height and placed on a contrasting background and be
11 durable for the weather conditions exposed.

12 137. Prior to final and certificate of occupancy, the owner, agent, contractor, and/or applicant
13 shall ensure the Final Construction and Demolition Diversion (C&D) Diversion report
14 is provided to the City of Rialto.

15 138. Prior to permit application, the owner, agent, designer, and/ or applicant shall submit a
16 full set of plans, drawings, details, calculations, to ensure plans comply with the latest
17 adopted edition of the California Code of Regulations Title 24, also known as the
18 Building Code. The Building Codes and the edition shall be listed and published on the
plans. The scope of work shall be listed on the plans. Deferred submittals must be listed
on the plans – the reviews the request to defer plans but may decline a deferred submittal
if building compliance is dependent. Fire sprinklers, fire alarm systems, and fire
hydrant plans shall be submitted to City of Rialto Fire Prevention and reviewed
concurrently.

19 139. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
20 the plans comply with all applicable City of Rialto Municipal Codes and Ordinances.
21 Plans shall incorporate any special provisions listed in the City of Rialto Municipal
Codes and Ordinances.

22 140. Prior to permit application, the owner, agent, designer, and/ or applicant shall secure and
23 address letter from the Planning Division for each structure that they are applying for.

24 141. Pursuant to the California Business and Professions Code, when required, the designer
25 shall be a Licensed Architect or Registered Professional Engineer.

26 142. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all
27 applicable Plan Check and Permit Fees.

28 143. Provide a Building Code Analysis on the site plan and include the following code
information for each building proposed area or feature. Provide a description of use(s),

- occupancy types, occupant load and occupant load factor, any occupancy separation(s), number of stories, type of construction, egress analysis, number of exits, separation of exits, accessible egress to public way or approved areas. Identify all proposed pedestrian gates with dimensions.
144. At the time of permit application, the owner, agent, designer, and/ or applicant shall ensure a hazardous materials inventory and disclosure form is 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 as part of the permit application submittal.
145. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
146. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
147. All required fire apparatus access roads, fire lanes, fire department turn- around and entry/exit drives shall have a minimum 26 ft. Turning radius for fire apparatus depending on size, location, and type of project. Site plans shall provide a fire department turning radius template along the fire access roadway or within a detail confirming that the radius meets Rialto Fire Department requirements. The required turning radius of fire apparatus access roadways shall be an inside radius of 28 feet and an outside radius of 56 feet.
148. The required fire flow shall be 1,500 GPM for a 2-hour duration at 20 PSI residual operating pressure pursuant to the California Fire Code Appendix B. Documentation is required from the local water purveyor or an approved third party verifying that the system can meet the required fire flow prior to conditions of approval being established. If a third party is being used, they must be approved by the Fire Marshal. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Rialto Fire Department and the local water purveyor to upgrade the existing water system prior to release of building permits.
149. Water improvement plans shall be approved by Rialto Fire Department. The Developer shall furnish Rialto Fire Department with copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire

- service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes 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.
150. Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to provide adequate supply.
151. Fire hydrants shall be painted (yellow for public and red for private on-site FH's) per Rialto Fire Department and the local water purveyor standards and be maintained free of obstructions. A five (5) foot (1524 mm) clear space shall be maintained around the circumference of fire hydrants and fire protection systems. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant location.
152. The proposed project shall pay all applicable development impact fees, pursuant to the City of Rialto Ordinances adopted at the time of permit issuance and that are amended from time to time.
153. Additional requirements may be made during the building permit process based on system, processes and uses of the building.
154. Provide plans in a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas meters, electrical panels, water, fire sprinkler risers and standpipe valves and shutoffs, 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.
155. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 26 ft and a minimum 14'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
156. Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turnaround shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Rialto Fire Department, pursuant to the California Fire Code, Chapter 5 & Appendix D and as amended locally by Ordinance No. 1630. Fire Department turnaround requirements shall be installed as directed and shall be inspected and approved prior to lumber drop.
157. All fire apparatus access roadways must be maintained unobstructed and drivable by

1 fire apparatus throughout the construction process. Access roadways shall be hard
2 surfaced (paved/concrete) and capable of holding an imposed load of 75,000 pounds
3 including in adverse weather conditions.

4 158. Prior to combustible construction, grades for driveway and fire apparatus access roads
5 shall not exceed 12%. Fire Department approval and additional conditions are required
6 for grades exceeding 12% maximum. Angle of approach and departure for driveways
7 shall not exceed 7 degrees. Grades exceeding 12% shall be concrete with a deep broom
8 finish perpendicular to the access roadway along with other conditions as determined
9 by the Fire Marshal.

10 159. Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible
11 and fire hydrant(s) shall be capable of flowing required GPM and shall be
12 tested/accepted by Rialto Fire Dept. prior to dropping any lumber for construction.

13 160. Roadway design features (speed humps, bumps, speed control dips, etc.) which may
14 interfere, or delay emergency apparatus responses shall not be installed or allowed to
15 remain on the emergency access roadways if installed after the project's completion.

16 161. Any gate or barrier across a fire access roadway, whether manual or automatic, must
17 meet the Rialto Fire Department requirements and have specific plans and permits
18 approved prior to installation. Gates serving multi-family, assembly, educational,
19 hazardous, institutional, or storage structures must be automatic and meet UL 325 and
20 ASTM F2200 standards. Knox brand key-operated electric key switch keyed to Rialto
21 Fire Department specification are required. The Knox switch shall override all gate
22 functions and open the gate. Other access control systems, such as pre-emption device
23 eyes, are required and must be installed as directed by the Fire Marshal.

24 162. Prior to combustibles being brought to the site, the developer shall provide written
25 certification from the local water purveyor, dated within the last thirty days, that:

- 26 A. All public fire hydrants or water purveyor connections required for the project have
27 been installed, tested, and approved; and
- 28 B. Are permanently connected to the public water main system; and
- C. Are capable of supplying the required fire flow as required by Rialto Fire
Department.

163. Public and private water utility mains must provide the level of reliability/redundancy
determined necessary by Rialto Fire Department and the local water purveyor.

164. If any fire hydrant is taken "OUT OF SERVICE" – Rialto Fire Department shall be
notified immediately and the hydrant marked, bagged, or otherwise identified as OUT
OF SERVICE as directed by the Fire Marshal.

165. Fire lane designations shall be required for all fire access roadways as determined by
Rialto Fire Department. Posted signs which state "FIRE LANE, NO PARKING CVC

22500.1” shall be installed every 50 feet along the fire lanes. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Rialto Fire Department. All Fire lanes shall be marked and identified prior to any Certificate of Occupancy being issued.

166. All flammable vegetation shall be removed from each building site with slopes less than 15% at a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.

167. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Rialto Fire Department. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.

168. Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure and on both corners (left and right) of the building facing the street that it is addressed to. The address shall be illuminated and visible from the street and shall not be obstructed in any manner, including landscaping. Roof mounted addressing for aerial support shall be provided for flat roofs or as directed by the fire code official and shall be a minimum of 3 feet in height, face the street in which it is addressed, be contrasting in color and durable enough for the weather conditions in which it will be exposed.

169. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite or tenant buildings. Numbers or letters shall be a minimum of four (4) inches in height and placed on a contrasting background and be durable for the weather conditions exposed.

170. Knox emergency access key box is required at each building, with specific mounting locations approved by Rialto Fire Department. For multi-tenant buildings one Knox box shall be provided for every ten tenant spaces and the installation of the Knox box shall be at the fifth (middle) tenant in an approved location. Recessed mount key boxes are required. Premise keys for all buildings, tenants and areas shall be marked/tagged and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

171. 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. Failure to pay required annual fees will be cause to issue a “Cease and Desist” order for the system,

1 use or operation permitted.

2 172. The applicant shall comply with the following related to the disposal of construction
3 and demolition debris materials:

4 8.08.420 Licensed contractors—Disposal of C &D materials.

5 Licensed contractors performing work within the scope of their licenses/permits within
6 the city may collect, transport and dispose or recycle of construction and demolition
7 materials generated within their own specific work sites, provided that the licensed
8 contractor adheres to the standards for disposal of construction and demolition material
9 provided in the California Green Building Standards Code (California Code of
10 Regulations Title 24, Part 11). Construction and demolition materials must be
11 transported to a recycling facility permitted by CalRecycle whenever possible.
12 Landfilling of construction and demolition materials shall be a last resort.

13 Licensed contractors shall not contract with a solid waste enterprise or construction and
14 demolition clean-up enterprise to collect, transport and dispose or recycle of
15 construction and demolition materials unless that solid waste enterprise has a franchise
16 from the city to perform said services. (Ord. No. 1664, § 3(Exh. A), 3-8-22)

17 Burrtec Waste Industries is the franchise hauler for the City of Rialto. Waste and
18 Recycling services **must** be secured from Burrtec Waste. When establishing service,
19 the developer **must** request a diversion report which will be provided at the completion
20 of the project.

21 Burrtec Waste Industries Inc.
22 Eric Henderson
23 Recycling and Waste Service Consultant
24 Cell: 909-536-4722
25 Email: ehenderson@burrtec.com

26 or

27 Burrtec Waste Industries Inc.
28 Rick Melendez
Sales Manager
Cell: 951-892-6055
Email: rmelendez@burrtec.com

8.08.570 Compliance with CALGreen recycling requirements.

Persons applying for a permit from the city for new construction and building additions
and alternations shall comply with the requirements of this section and all required
components of the California Green Building Standards Code, 24 CCR, Part 11, known
as CALGreen, if its project is covered by the scope of CALGreen or more stringent
requirements of the city. If the requirements of CALGreen are more stringent than the
requirements of this section, the CALGreen requirements shall apply.

For projects covered by CALGreen or more stringent requirements of the city, the applicants must, as a condition of the city's permit approval, comply with the following:

A. Where five or more multi-family dwelling units are constructed on a building site, provide readily accessible areas that serve occupants of all buildings on the site and are identified for the storage and collection of blue container, brown container and green container materials, consistent with the collection program offered by the city, or comply with provision of adequate space for recycling for multi-family and commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020.

B. New commercial construction or additions resulting in more than thirty percent of the floor area shall provide readily accessible areas identified for the storage and collection of blue container, brown container, and green container materials, consistent with the collection program offered by the city, or shall comply with provision of adequate space for recycling for multi-family and commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020.

C. Comply with CALGreen requirements and applicable law related to management of C &D, including diversion of Organic Waste in C &D from disposal. Comply with Chapter 15 of the city's municipal code, and all written and published City policies and/or administrative guidelines regarding the collection, recycling, diversion, tracking, and/or reporting of C &D. (Ord. No. 1664, § 3(Exh. A), 3-8-22)

Submit Final Diversion Reports to Amy Crow, Administrative Analyst, Maintenance and Facilities Department, acrow@rialtoca.gov. Let us know if you have any questions.

173. The applicant shall illuminate all walkways, passageways, and locations where pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
174. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
175. 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.
176. The applicant shall provide an illuminated channel letter address prominently placed on the building to be visible to the front of the location and if applicable, visible from

1 the main street to which they are located (e.g. commercial building facing the interior
2 of the property would require two address signs if located adjacent to a roadway), prior
3 to the issuance of a Certificate of Occupancy.

4 177. At the discretion of the Rialto Police Department, the applicant shall install exterior
5 security cameras at the location that cover the entire lease area, prior to the issuance
6 of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto
7 Police Department via the FususONE web application.

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

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

22 180. The applicant shall provide an audible alarm at the rear door of the building, prior to
23 the issuance of a Certificate of Occupancy. The building shall be alarmed in such a
24 way as to emit a continuous audible notification until reset by responsible personnel
25 (e.g. alarmed exit device / crash bar).

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

28 PASSED, APPROVED AND ADOPTED this 5th day of August, 2026.

MICHAEL 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. 26- ____ was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 5th day of August, 2026.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. 26- ____ 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 5th day of August, 2026.

16
17
18
19 _____
20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT
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Exhibit "A"

Project Plans

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