

1 **RESOLUTION NO. 2021-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
3 CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT  
4 THE CITY COUNCIL APPROVE PRECISE PLAN OF DESIGN  
5 NO. 2020-0015 ALLOWING THE DEVELOPMENT OF A 135,408  
6 SQUARE FOOT INDUSTRIAL STORAGE  
7 WAREHOUSE/DISTRIBUTION CENTER BUILDING ON 7.00  
8 GROSS ACRES (6.94 NET ACRES) OF LAND (APNS: 0240-211-  
9 21, -23, -29 & -31) LOCATED AT THE NORTHEAST CORNER  
10 OF RENAISSANCE PARKWAY AND LAUREL AVENUE.

11 WHEREAS, the applicant, Orbis Real Estate Partners, LLC, proposes to develop a 135,408  
12 square foot industrial storage warehouse/distribution center building (“Project”) on 7.00 gross acres  
13 (6.94 net acres) of land (APNs: 0240-211-21, -23, -29 & -31) located at the northeast corner of  
14 Renaissance Parkway and Laurel Avenue (“Site”); and

15 WHEREAS, the Project will consist of 3,500 square feet of office space on the ground  
16 floor, 3,500 square feet of office space on the second floor, and 128,408 square feet of warehouse  
17 space with fourteen (14) dock-high loading doors, which will be located on the south side of the  
18 building, landscaping, screen walls, paving, lighting, and parking for ninety-one (91) passenger  
19 vehicles; and

20 WHEREAS, Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires  
21 a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2020-  
22 0015 (“PPD No. 2020-0015”); and

23 WHEREAS, the in conjunction with the Project, the applicant submitted Specific Plan  
24 Amendment No. 2020-0003 to change the zoning designation of the Site, as described in the legal  
25 description attached as Exhibit A, from Corporate Center (CC) within the Renaissance Specific  
26 Plan to Business Center within the Renaissance Specific Plan (“SPA No. 2020-0003”), and SPA  
27 No. 2020-0003 is necessary to facilitate the Project; and

28 WHEREAS, in conjunction with the Project, the applicant Tentative Parcel Map No. 2020-  
0006, also referred to as Tentative Parcel Map No. 20241, in accordance with the Subdivision Map  
Act (Government Code §§ 66410 et seq.), to consolidate the four (4) parcels of land within the

1 Site into one (1) 6.94 net acre parcel of land (“TPM No. 20241”), and TPM No. 20241 is necessary  
2 to facilitate the Project; and

3 WHEREAS, in conjunction with the Project, the applicant submitted Conditional  
4 Development Permit No. 2020-0011 (“CDP No. 2020-0011”) to facilitate the development and  
5 operation of a 135,408 square foot industrial storage warehouse/distribution center building on the  
6 Site, and CDP No. 2020-0011 is necessary to facilitate the Project; and

7 WHEREAS, on January 27, 2021, the Planning Commission of the City of Rialto  
8 conducted a duly noticed public hearing, as required by law, on PPD No. 2020-0015, SPA No.  
9 2020-0003, TPM No. 20241, and CDP No. 2020-0011, took testimony, at which time it received  
10 input from staff, the city attorney, and the applicant; heard public testimony; discussed the  
11 proposed PPD No. 2020-0015, SPA No. 2020-0003, TPM No. 20241, and CDP No. 2020-0011;  
12 and closed the public hearing; and

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

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

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

18 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
19 the public hearing conducted with regard to PPD No. 2020-0015, including written staff reports,  
20 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
21 Planning Commission hereby determines that PPD No. 2020-0015 satisfies the requirements of  
22 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made  
23 precedent to granting a Precise Plan of Design. The findings are as follows:

- 24  
25 1. The proposed development is in compliance with all city ordinances and regulations,  
26 unless in accordance with an approved variance; and

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

28 The Site has a General Plan land use designation of Specific Plan with a Specific Plan Overlay.  
SPA No. 2020-0003, prepared in conjunction with the Project, will change the zoning

1 designation of the Site to Business Center (BC) within the Renaissance Specific Plan. The  
2 Project, as conditioned herein, will comply with all City ordinances and regulations  
3 including those of the proposed BC zone, the Renaissance Specific Plan, and the City's  
4 Design Guidelines. The BC zone allows for the development and operation of industrial  
5 storage warehouse/distribution center buildings, as proposed by the Project. Additionally, the  
6 Project meets all of the required development standards of the proposed BC zone including,  
7 but not limited to, required building setbacks, parking, landscaping, building height, floor area  
8 ratio, etc.

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

*This finding is supported by the following facts:*

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The Site is relatively flat, rectangular-shaped, 7.00 gross acres (6.94 net acres) in size, and bound by one (1) public street. To the north of the project site is the SR-210 Freeway, and to the east is approximately 5.85 acres of vacant land. To the south, across Renaissance Parkway, is a 927,696 square foot industrial warehouse building occupied by Distribution Alternatives, a third-party distributor and fulfillment services provider, and to the west is approximately 9.16 acres of vacant land. The Project is consistent with the proposed BC zone and the surrounding land uses. The nearby area is predominantly zoned for and developed with industrial uses, and as a result, there are no sensitive land uses 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, and aesthetic building enhancements.

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 the SR-210 Freeway, and to the east is approximately 5.85 acres of vacant land. To the south, across Renaissance Parkway, is a 927,696 square foot industrial warehouse building occupied by Distribution Alternatives, a third-party distributor and fulfillment services provider, and to the west is approximately 9.16 acres of vacant land. The Project is consistent with the proposed BC zone and the surrounding land uses. The nearby area is predominantly zoned for and developed with industrial uses, and as a result, there are no sensitive land uses near the project site. The project is not expected to negatively impact any uses with the successful

1 implementation of measures such as landscape buffering, the installation of solid screen walls,  
2 and aesthetic building enhancements

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

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

6 The Project is consistent with the proposed Business Center (BC) zone and is a logical  
7 addition to the existing industrial buildings immediately to the south of the Site and  
8 throughout most of the Renaissance Specific Plan area. The design of the Project will ensure  
9 a continuation of the public improvements and aesthetics present in the surrounding area. The  
10 City staff have reviewed the design of the Project to ensure compliance with all health, safety,  
11 and design requirements to ensure the Project will enhance the infrastructure and aesthetics  
12 of the local community.

13 SECTION 3. An Addendum to the June 2016 Renaissance Specific Plan Amendment  
14 Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-0015) has  
15 been prepared for the Project in accordance with the California Environmental Quality Act (CEQA),  
16 and it has been determined that the proposed Project would result in no new significant impacts that  
17 were not analyzed in the June 2016 Renaissance Specific Plan Amendment Subsequent  
18 Environmental Impact Report (“2016 RSPA SEIR”), nor would the proposed Project cause a  
19 substantial increase in the severity of any previously identified environmental impacts. The potential  
20 impacts associated with proposed Project would either be the same or less than those described in the  
21 2016 RSPA SEIR. In addition, there are no substantial changes to the circumstances under which the  
22 proposed Project would be undertaken that would result in new or more severe environmental impacts  
23 than previously addressed in the 2016 RSPA SEIR, nor has any new information regarding the  
24 potential for new or more severe significant environmental impacts been identified. The Planning  
25 Commission hereby recommends that the City Council approve the Addendum to the June 2016  
26 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report for the Project.

27 SECTION 4. The Planning Commission hereby recommends that the City Council approve  
28 PPD No. 2020-0015, in conjunction with SPA No. 2020-0003, TPM No. 20241, CDP No. 2020-0011,  
to allow the development of a 135,408 square foot industrial storage warehouse/distribution center

1 building on 7.00 gross acres (6.94 net acres) of land (APNs: 0240-211-21, -23, -29 & -31) located at  
2 the northeast corner of Renaissance Parkway and Laurel Avenue, in accordance with the plans and  
3 application on file with the Planning Division, subject to the following Conditions of Approval:

- 4  
5 1. The applicant is granted PPD No. 2020-0015 allowing the development of a 135,408  
6 square foot industrial storage warehouse/distribution center building on 7.00 gross acres  
7 (6.94 net acres) of land (APNs: 0240-211-21, -23, -29 & -31) located at the northeast  
8 corner of Renaissance Parkway and Laurel Avenue, subject to the Conditions of  
9 Approval contained herein.
- 10 2. The approval of PPD No. 2020-0015 is granted for a one (1) year period from the date  
11 of approval. Approval of PPD No. 2020-0015 will not become effective until the  
12 applicant has signed a Statement of Acceptance acknowledging awareness and  
13 acceptance of the required Conditions of Approval contained herein. Any request for  
14 an extension shall be reviewed by the Community Development Director and shall be  
15 based on the progress that has taken place toward the development of the project.
- 16 3. The development associated with PPD No. 2020-0015 shall conform to the site plan,  
17 floor plans, exterior elevations, conceptual grading plan, and preliminary landscape plan  
18 received by the Planning Division on September 17, 2020, except as may be required to  
19 be modified based on the Conditions of Approval contained herein.
- 20 4. The development associated with PPD No. 2020-0015 shall comply with all Conditions  
21 of Approval contained within SPA No. 2020-0003, TPM No. 20241, and CDP No.  
22 2020-0011.
- 23 5. The development associated with PPD No. 2020-0015 shall comply with all applicable  
24 sections of the Renaissance Specific Plan, the Rialto Municipal Code, and all other  
25 applicable State and local laws and ordinances.
- 26 6. City inspectors shall have access to the site to reasonably inspect the site during  
27 normal working hours to assure compliance with these conditions and other codes.
- 28 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
and/or any of its officials, officers, employees, agents, departments, agencies, and  
instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
demands, law suits, writs of mandamus, and other actions and proceedings (whether  
legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
and other such procedures), (collectively "Actions"), brought against the City, and/or  
any of its officials, officers, employees, agents, departments, agencies, and  
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
annul, the any action of, or any permit or approval issued by, the City and/or any of  
its officials, officers, employees, agents, departments, agencies, and instrumentalities

1           thereof (including actions approved by the voters of the City), for or concerning the  
2           Project (collectively, the “Entitlements”), whether such Actions are brought under  
3           the California Environmental Quality Act, the Planning and Zoning Law, the  
4           Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the  
5           California Public Records Act, or any other state, federal, or local statute, law,  
6           ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This  
7           condition to indemnify, protect, defend, and hold the City harmless shall include, but  
8           not limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii)  
9           cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in  
10          connection with such proceeding whether incurred by applicant, Property owner, or  
11          the City and/or other parties initiating or bringing such proceeding (collectively,  
12          subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary  
13          contained herein, the Applicant shall not be liable to the City Parties under this  
14          indemnity to the extent the Damages incurred by any of the City Parties in such  
15          Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross  
16          negligence in connection with issuing the Entitlements. The applicant shall execute  
17          an agreement to indemnify, protect, defend, and hold the City harmless as stated  
18          herein within five (5) days of approval of PPD No. 2020-0015.

- 19          8.    In accordance with the provisions of Government Code Section 66020(d)(1), the  
20          imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
21          subject to protest by the applicant at the time of approval or conditional approval of  
22          the Project or within 90 days after the date of the imposition of the fees, dedications,  
23          reservations, or exactions imposed on the Project.
- 24          9.    Approval of PPD No. 2020-0015 will not be valid until such time that the City Council  
25          of the City of Rialto has approved SPA No. 2020-0003, TPM No. 20241, and CDP No.  
26          2020-0011, which were prepared in conjunction with the Project.
- 27          10.   The applicant shall complete and abide by all pre-construction mitigation measures  
28          contained within the Mitigation Monitoring and Reporting Program associated with  
29          Environmental Assessment Review No. 2020-0015, prior to the issuance of a grading  
30          permit.
- 31          11.   The applicant shall complete and abide by all during-construction mitigation measures  
32          contained within the Mitigation Monitoring and Reporting Program associated with  
33          Environmental Assessment Review No. 2020-0015, prior to the issuance of a Certificate  
34          of Occupancy.
- 35          12.   The tenant(s) within the building shall always conduct operations consistent with the  
36          environmental analysis contained within Environmental Assessment Review No. 2020-  
37          0015.
- 38          13.   The property owner and building tenant(s) shall always abide by all operational  
39          mitigation measures contained within the Mitigation Monitoring and Reporting  
40          Program associated with Environmental Assessment Review No. 2020-0015.

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2 14. The applicant shall secure the services of a tribal cultural monitor to be present during  
3 all ground disturbance activities associated with the construction of this project. The  
4 tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-  
5 Kizh Nation, and documentation of coordination between the applicant and the  
6 Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the  
7 Planning Division prior to the issuance of a grading permit.
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9 15. The applicant shall install decorative pavement within each driveway connected to  
10 Renaissance Parkway. The decorative pavement shall extend across the entire width of  
11 each driveway and shall have a minimum depth of thirty-five (35) feet as measured from  
12 the property line along Renaissance Parkway. Decorative pavement means decorative  
13 pavers and/or color concrete with patterns and color variety. The location of the  
14 decorative pavement shall be identified on the Precise Grading Plan prior to the issuance  
15 of a grading permit. Additionally, the location and type of decorative pavement shall  
16 be identified on the formal Landscape Plan submittal, and other on-site improvement  
17 plans, prior to the issuance of building permits.
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19 16. In order to provide enhanced building design in accordance with Section 4 of the  
20 Renaissance Specific Plan (Design Guidelines), the applicant shall route all drainage  
21 downspouts through the interior of the building. The internal downspouts shall be  
22 identified within the formal building plan check submittal prior to the issuance of  
23 building permits.
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25 17. In order to provide enhanced building design in accordance with Section 4 of the  
26 Renaissance Specific Plan (Design Guidelines), the applicant shall construct parapet  
27 returns, at least three (3) feet in depth from the main wall plane, at all height variations  
28 on all four (4) sides of the 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.
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19 18. In order to provide enhanced building design in accordance with Section 4 of the  
20 Renaissance Specific Plan (Design Guidelines), the applicant shall provide internal roof  
21 access only for the building. The internal roof access shall be identified within the  
22 formal building plan check submittal prior to the issuance of building permits.
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24 19. All new walls, including any retaining walls, shall be comprised of decorative masonry  
25 block or decorative concrete. Decorative masonry block means tan-colored slumpstone  
26 block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured  
27 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or  
28 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 fifty (50) 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 and to the side of the wall. 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

1 elevation detail for the walls shall be included in the formal building plan check  
2 submittal prior to the issuance of building permits.

3 20. Any new fencing installed on site shall be comprised of tubular steel. Decorative  
4 masonry or decorative concrete pilasters, with a minimum dimension of sixteen (16)  
5 inch square, shall be incorporated within all new fencing visible from any public right-  
6 of-way. Decorative masonry block means tan slumpstone block, tan split-face block, or  
7 precision block with a stucco, plaster, or cultured stone finish. Decorative concrete  
8 means painted concrete with patterns, reveals, and/or trim lines. The pilasters shall be  
9 spaced a maximum of fifty (50) 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.

10 21. The applicant shall construct one (1) ADA accessible trash enclosures on the project  
11 site. The trash enclosures shall provide room for one (1) commercial waste container  
12 and one (1) commercial recycling container. The exterior of each trash enclosure shall  
13 match the material and base color of the buildings. Additionally, each trash enclosure  
14 shall contain solid steel doors and a flat solid cover. Corrugated metal and chain-link  
15 are not acceptable materials to use as a part of the trash enclosure. The location of each  
16 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 22. All light standards installed on site, shall have a maximum height of twenty-five (25)  
18 feet, as measured from the finished surface, including the base. Lighting shall be  
19 shielded and/or directed toward the site so as not to produce direct glare or "stray light"  
20 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.

21 23. The applicant shall submit a formal Landscape Plan to the Planning Division prior to  
22 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  
23 review fee.

24 24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site  
25 landscape setback along Renaissance Parkway. All trees within the landscape setback  
26 shall be a minimum of twenty-four (24) inch box in size, upon initial planting.  
27 Thereafter, the trees within the landscape setback shall be permanently irrigated and  
28 maintained by the property owner. At least fifty (50) percent of the trees within the  
setback 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.



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25. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site  
2 landscape easement along Renaissance Parkway. All trees within the landscape  
3 easement shall be a minimum of twenty-four (24) inch box in size, upon initial planting.  
4 Thereafter, the trees within the landscape setback shall be permanently irrigated and  
5 maintained by the property owner. At least fifty (50) percent of the trees within the  
6 easement shall consist of evergreen broadleaf trees, while the remaining percentage may  
7 consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on  
8 the formal Landscape Plan submittal prior to the issuance of a landscape permit.
26. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public  
9 right-of-way parkway along Renaissance Parkway. All trees within the public right-of-  
10 way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial  
11 planting. Thereafter, the trees within the public right-of-way parking shall be  
12 permanently irrigated and maintained, as required by the Public Works Department.  
13 The street tree species along Renaissance Parkway shall be the Lagerstromia Indica  
14 “Crape Myrtle” and/or the Cinnamomum Camphora “Camphor”. The street trees shall  
15 be identified on the formal Landscape Plan submittal prior to the issuance of a landscape  
16 permit.
27. The applicant shall plant shrubs that surround all ground mounted equipment and utility  
17 boxes, including transformers, fire-department connections, backflow devices, etc. for  
18 the purpose of providing screening of said equipment and utility boxes. All equipment  
19 and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial  
20 planting, and the shrubs shall be spaced no more than three (3) feet on-center.  
21 Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated  
22 and maintained into a continuous box-shape with a height of no less than three and one-  
23 half (3.5) feet above the finished grade. The shrubs shall be identified on the formal  
24 Landscape Plan submittal prior to the issuance of a landscape permit.
28. The applicant shall plant a substantial amount of trees, shrubs, and groundcover  
25 throughout all land on-site and off-site (adjacent to the project site) that is not covered  
26 by structures, walkways, parking areas, and driveways. Trees shall be planted a  
27 minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted  
28 an average of three (3) feet on-center or less. 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.

- 1 29. All planting and irrigation shall be installed on-site in accordance with the approved  
2 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The  
3 installation of the planting and irrigation shall be certified in writing by the landscape  
4 architect responsible for preparing the landscape plans prior to the issuance of a  
5 Certificate of Occupancy.
- 6 30. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance  
7 of a Certificate of Occupancy, unless specified otherwise herein.
- 8 31. All non-glass doors shall be painted to match the color of the adjacent wall prior to the  
9 issuance of a Certificate of Occupancy.
- 10 32. All signage on the buildings shall comply with Chapter 18.102 (Regulation of Signs and  
11 Advertising Structures) of the Rialto Municipal Code.
- 12 33. The applicant shall comply with all conditions of approval for PPD No. 2020-0015 to  
13 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 14 34. All improvements within the public right-of-way require a City of Rialto Encroachment  
15 Permit.
- 16 35. The applicant shall pay all applicable development impact fees in accordance with the  
17 current City of Rialto fee ordinance, including any Transportation and Traffic Fair Share  
18 Contribution fees, prior to the issuance of any building permit related to the Project.
- 19 36. The applicant shall apply and complete the Special District Annexation for the public  
20 street lighting and the public landscape and irrigation, including applicable easement  
21 areas, parkway areas, and raised medians along the property frontage, as determined by  
22 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
- 23 37. A City of Rialto Off-site Construction Permit is required for any improvements within  
24 the public right-of-way. In an effort to expedite and facilitate improvements in the public  
25 right-of-way, the applicant is responsible for submitting a multi-phase master plan  
26 traffic control plan which includes all phases of construction in the public right-of-way  
27 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site  
28 Construction Permit/Encroachment Permit. Note, in an effort to simplify the permitting  
process, a single master Off-Site Construction Permit shall replace individual  
Encroachment Permits to be pulled by the applicant's contractor.
38. At the discretion of the City Engineer, the applicant shall apply for annexation of the  
underlying property into City of Rialto Landscape and Lighting Maintenance District  
No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on  
the property. An application fee of \$5,000 shall be paid at the time of application.  
Annexation into LLMD 2 is a condition of acceptance of any new median, parkway,  
and/or easement landscaping, or any new public street lighting improvements, to be  
maintained by the City of Rialto.

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39. The applicant shall submit off-site landscaping and irrigation system improvement plans for review and approval at the time of first (1<sup>st</sup>) public improvement plan submittal to the Public Works Department. The parkway irrigation system shall be separately metered from the on-site private irrigation to be maintained for a period of one (1) year and annexed into a Special District. The off-site landscape and irrigation plans must show separate electrical and water meters to be annexed into the Landscape and Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape and irrigation plans shall be approved concurrently with the street improvement plans, including the median portion, prior to issuance of a building permit. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 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.
  40. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway landscaping irrigation for a period of one (1) year from the date of 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) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.
  41. 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 ten (10) feet of the public sidewalk and/or curb.
  42. All new streetlights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. 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.
  43. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Tract Map No. 20241 or prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.
  44. The applicant shall submit streetlight improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20241 or prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.

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- 2 45. The applicant shall submit sewer improvement plans by a registered California civil
- 3 engineer to the Public Works Engineering Division for review. The plans shall be
- 4 approved by the City Engineer prior to the approval of Parcel Map No. 20241 or prior
- 5 to the issuance of building permits in accordance with an approved Subdivision
- 6 Improvement Agreement.
- 7
- 8 46. The applicant shall submit traffic and signage improvement plans by a registered
- 9 California civil engineer to the Public Works Engineering Division for review. The
- 10 plans shall be approved by the City Engineer prior to the approval of Parcel Map No.
- 11 20241 or prior to the issuance of building permits in accordance with an approved
- 12 Subdivision Improvement Agreement.
- 13
- 14 47. The applicant shall submit copies of approved water improvement plans prepared by a
- 15 registered California civil engineer to the Public Works Engineering Division for record
- 16 purposes. The plans shall be approved by Rialto Water Services, the water purveyor,
- 17 prior to the approval of Parcel Map No. 20241.
- 18
- 19 48. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
- 20 registered civil engineer to the Public Works Engineering Division for review and
- 21 approval. The Grading Plan shall be approved by the City Engineer prior to the approval
- 22 of Parcel Map No. 20241 and prior to the issuance of any building permit.
- 23
- 24 49. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
- 25 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
- 26 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
- 27 submitted to the Public Works Engineering Division with the first submittal of the
- 28 Precise Grading Plan.
50. The applicant shall provide pad elevation certification for all building pads, in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation.
51. 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.
52. 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

1 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry  
2 seal, or other repairs.

- 3 53. The applicant shall repair all street cuts for utilities in accordance with City Standard  
4 SC-231 within 72 hours of completion of the utility work; and any interim trench repairs  
5 shall consist of compacted backfill to the bottom of the pavement structural section  
6 followed by placement of standard base course material in accordance with the Standard  
7 Specifications for Public Work Construction (“Greenbook”). The base course material  
8 shall be placed the full height of the structural section to be flush with the existing  
9 pavement surface and provide a smooth pavement surface until permanent cap paving  
10 occurs using an acceptable surface course material.
- 11 54. The applicant shall backfill and/or repair any and all utility trenches or other excavations  
12 within existing asphalt concrete pavement of off-site streets resulting from the proposed  
13 development, in accordance with City of Rialto Standard Drawings. The applicant shall  
14 be responsible for removing, grinding, paving and/or overlaying existing asphalt  
15 concrete pavement of off-site streets including pavement repairs in addition to pavement  
16 repairs made by utility companies for utilities installed for the benefit of the proposed  
17 development (i.e. West Valley Water District, Southern California Edison, Southern  
18 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,  
19 and other street cuts within existing asphalt concrete pavement of off-site streets  
20 resulting from the proposed development may require complete grinding and asphalt  
21 concrete overlay of the affected off-site streets, at the discretion of the City Engineer.  
22 The pavement condition of the existing off-site streets shall be returned to a condition  
23 equal to or better than what existed prior to construction of the proposed development.
- 24 55. The applicant shall replace all damaged, destroyed, or modified pavement legends,  
25 traffic control devices, signing, striping, and streetlights, associated with the proposed  
26 development shall be replaced as required by the City Engineer prior to issuance of a  
27 Certificate of Occupancy.
- 28 56. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or  
curbs 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.
57. The applicant shall provide construction signage, lighting and barricading shall be  
provided during all phases of construction as required by City Standards or as directed  
by the City Engineer. As a minimum, all construction signing, lighting and barricading  
shall be in accordance with Part 6 “Temporary Traffic Control” of the 2014 California  
Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time  
of construction.
58. Upon approval of any improvement plan by the City Engineer, the applicant shall  
provide the improvement plan to the City in digital format, consisting of a DWG  
(AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF

1 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be  
2 submitted to the City may be authorized, upon prior approval by the City Engineer.

- 3 59. The applicant shall construct 4-inch conduit within the parkway area along the entire  
4 project frontage of Renaissance Parkway for future use.
- 5 60. The applicant shall dedicate additional right-of-way along the entire frontage of  
6 Renaissance Parkway, as necessary, to provide the ultimate half-width of 54 feet, as  
7 required by the City Engineer.
- 8 61. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project  
9 frontage of Renaissance Parkway, as required by the City Engineer.
- 10 62. The applicant shall dedicate additional right-of-way as may be required to provide a  
11 property line corner cutback at the northeast corner of the intersection of Renaissance  
12 Parkway and Laurel Avenue, in accordance with City Standard SC-235, as required by  
13 the City Engineer.
- 14 63. The applicant shall dedicate additional right-of-way as may be required to provide  
15 property line corner cutbacks at the northeast and northwest corners of the intersection  
16 of Renaissance Parkway and the easterly driveway, in accordance with City Standard  
17 SC-235, as required by the City Engineer.
- 18 64. The applicant shall record a shared access easement with the owner of the property  
19 adjacent to the west of the project site (APN: 0240-211-38), prior to the issuance of a  
20 grading permit. The easement shall grant the adjacent property owner access to the  
21 westerly proposed driveway on Renaissance Parkway, in accordance with the approved  
22 tentative parcel map. The easement shall be recorded prior to the issuance of a grading  
23 permit.
- 24 65. The applicant shall record a shared access easement with the owner of the property  
25 adjacent to the east of the project site (APN: 0240-211-26), prior to the issuance of a  
26 grading permit. The easement shall grant the adjacent property owner access to the  
27 easterly proposed driveway on Renaissance Parkway, in accordance with the approved  
28 tentative parcel map. The easement shall be recorded prior to the issuance of a grading  
permit.
66. The applicant shall construct two (2) new fifty (50) foot wide shared commercial  
driveway approaches on Renaissance Parkway, in accordance with approved tentative  
parcel map and City of Rialto Standard Drawings, or as otherwise approved by the City  
Engineer. Nothing shall be constructed or planted in the corner cut-off area which does  
exceed or will exceed 30 inches in height in order to maintain an appropriate corner  
sight distance, as required by the City Engineer.
67. The applicant shall construct a curb ramp meeting current California State Accessibility  
standards at the northeast corner of the intersection of Renaissance Parkway and Laurel

1 Avenue, in accordance with the City of Rialto Standard Drawings. The developer shall  
2 ensure that an appropriate path of travel, meeting ADA guidelines, is provided across  
3 the westerly driveway, and shall adjust the location of the access ramps, if necessary, to  
4 meet ADA guidelines, subject to the approval of the City Engineer. If necessary,  
5 additional pedestrian and sidewalk easements shall be provided on-site to construct a  
6 path of travel meeting ADA guidelines.

7  
8 68. The applicant shall construct a curb ramp meeting current California State Accessibility  
9 standards at both the northeast and southeast corners of the intersection of Renaissance  
10 Parkway and the easterly driveway, in accordance with the City of Rialto Standard  
11 Drawings. The developer shall ensure that an appropriate path of travel, meeting ADA  
12 guidelines, is provided across the easterly driveway, and shall adjust the location of the  
13 access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City  
14 Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided  
15 on-site to construct a path of travel meeting ADA guidelines.

16  
17 69. The applicant shall construct a 5-foot-wide sidewalk located 10 feet behind the edge of  
18 curb along the entire project frontage of Renaissance Parkway, in accordance with City  
19 of Rialto Standard Drawings.

20  
21 70. At the discretion of the City Engineer, the applicant shall remove existing pavement and  
22 construct new pavement with a minimum pavement section of 4 inches asphalt concrete  
23 pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches  
24 at 95% relative compaction, or equal, along the entire frontage of Cedar Avenue in  
25 accordance with City of Rialto Standard Drawings. The pavement section shall be  
26 determined using a Traffic Index ("TI") of 6. The pavement section shall be designed  
27 by a California registered Geotechnical Engineer using "R" values from the project site  
28 and submitted to the City Engineer for approval. Pavement shall extend from clean  
sawcut edge of pavement at centerline of each street.

71. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the  
entire project frontage of Renaissance Parkway, as required by the City Engineer.

72. The minimum pavement section for all on-site pavements shall be two (2) inches asphalt  
concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
proposed, the proposed pavement section shall be designed by a California registered  
Geotechnical Engineer using "R" values from the project site and submitted to the City  
Engineer for approval.

73. The applicant shall connect the project to the City of Rialto sewer system and apply for  
a sewer connection account with Rialto Water Services.

74. Domestic water service to the underlying property is provided by Rialto Water Services.  
The applicant shall be responsible for coordinating with Rialto Water Services and

1 complying with all requirements for establishing domestic water service to the property.  
2 The design must include fire hydrants along Renaissance Parkway.

- 3 75. The applicant shall install a new domestic water line lateral connection to the main water  
4 line within Renaissance Parkway, pursuant to the Rialto Water Services requirements.  
5 A water line plan shall be approved by Rialto Water Services prior to approval of Tract  
6 Map No. 20241.
- 7 76. The applicant shall provide certification from Rialto Water Services that demonstrates  
8 that all water and/or wastewater service accounts for the project are documented, prior  
9 to the issuance of a Certificate of Occupancy or final inspection approval from the  
10 Public Works Engineering Division.
- 11 77. The applicant shall submit a Water Quality Management Plan identifying site specific  
12 Best Management Practices (“BMPs”) in accordance with the Model Water Quality  
13 Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed.  
14 The site specific WQMP shall be submitted to the City Engineer for review and approval  
15 with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required,  
16 obligating the property owner(s) to appropriate operation and maintenance obligations  
17 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and  
18 Maintenance Agreement shall be approved prior to issuance of a building permit, unless  
19 otherwise allowed by the City Engineer. The development of the Site is subject to the  
20 requirements of the National Pollution Discharge Elimination System (NPDES) Permit  
21 for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board,  
22 Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall  
23 ensure development of the site incorporates post-construction Best Management  
24 Practices (“BMPs”) in accordance with the Model Water Quality Management Plan  
25 (“WQMP”) approved for use for the Santa Ana River Watershed. The Applicant is  
26 advised that applicable Site Design BMPs will be required to be incorporated into the  
27 final site design, pursuant to a site specific WQMP submitted to the City Engineer for  
28 review and approval.
78. The applicant shall prepare a Notice of Intent (NOI) to comply with the California  
General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as  
modified September 2, 2009) is required via the California Regional Water Quality  
Control Board online SMARTS system. A copy of the executed letter issuing a Waste  
Discharge Identification (WDID) number shall be provided to the City Engineer prior  
to issuance of a grading or building permit. The applicant’s contractor shall prepare and  
maintain a Storm Water Pollution Prevention Plan (“SWPPP”) as required by the  
General Construction Permit. All appropriate measures to prevent erosion and water  
pollution during construction shall be implemented as required by the SWPPP.
79. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall  
demonstrate that all structural BMP’s have been constructed and installed in  
conformance with approved plans and specifications, and as identified in the approved  
WQMP.



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80. 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. Provide a 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. 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.
  81. 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. All on-site and off-site designs must comply with NPDES stormwater regulations.
  82. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The Applicant shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Rialto Water Services, Southern California Edison, Southern California Gas Company, Spectrum, 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 existed prior to construction of the proposed development.
  83. The applicant shall pay the Project Fair Share Cost established by the approved traffic impact study, and as recommended by the Transportation Commission on January 6, 2021, prior to the issuance of any building permits.
  84. 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

1 certificate of occupancy. Any modifications or changes to approved improvement plans  
2 shall be submitted to the City Engineer for approval prior to construction.

- 3 85. The applicant shall adhere to the City Council approved franchise agreements and  
4 disposal requirements during all construction activities, in accordance with Section 8.08  
(Refuse Collection of the City of Rialto Municipal Code).
- 5 86. Prior to commencing with any grading, the applicant shall implement the required  
6 erosion and dust control measures shall be in place. In addition, the following shall be  
7 included if not already identified:
- 8 a. 6 foot high tan colored perimeter screened fencing
  - 9 b. Contractor information signage including contact information along the street  
10 frontage of Renaissance Parkway.
  - 11 c. Post dust control signage with the following verbiage: “Project Name, WDID No.,  
12 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)  
13 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-  
14 CUT-SMOG/1-800-228-7664”
- 15 87. The applicant shall remove any graffiti within 24 hours, before, during, and post  
16 construction.
- 17 88. The applicant shall submit full architectural and structural plans with all mechanical,  
18 electrical, and plumbing plans, structural calculations, truss calculations and layout,  
19 rough grading plans approved by Public Works Engineering, Water Quality  
20 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and  
21 Title 24 Energy Calculations to the Building Division for plan check and review, prior  
22 to the issuance of building permits.
- 23 89. The applicant shall provide a Scope of Work on the title page of the architectural plan  
24 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,  
25 perimeter walls, trash enclosure, etc.).
- 26 90. The applicant shall design the structures in accordance with the 2019 California  
27 Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and  
28 the 2019 California Electrical Code, 2019 Residential Code and the 2019 California  
Green Buildings Standards adopted by the State of California.
91. The applicant shall design the structures to withstand ultimate wind speed of 130 miles  
per hour, exposure C and seismic zone D.
92. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to  
the Building Division for plan review concurrently with building plans and shall be  
approved prior to the issuance of a building permit.

- 1
- 2 93. The applicant shall obtain an Electrical Permit from the Building Division for any
- 3 temporary electrical power required during construction. No temporary electrical power
- 4 will be granted to a project unless one of the following items is in place and approved
- 5 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
- 6 fencing around the area where the electrical power will be located.
- 7
- 8 94. The applicant shall install temporary construction fencing and screening around the
- 9 perimeter of the project site. The fencing and screening shall be maintained at all times
- 10 during construction to protect pedestrians.
- 11
- 12 95. The applicant shall install any required temporary construction trailer on private
- 13 property. No trailers are allowed to be located within the public right-of-way. The
- 14 trailer shall be removed prior to the issuance of a Certificate of Occupancy.
- 15
- 16 96. The applicant shall design and construct accessible paths of travel from the building's
- 17 accessible entrances to the public right-of-way, accessible parking, and the trash
- 18 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
- 19 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
- 20 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
- 21 of travel shall be the most practical direct route between accessible building entrances,
- 22 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
- 23 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 24
- 25 97. Prior to issuance of a Building Permit all of the following must be in place on the Site:
- 26 a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
- 27 street saying "If there is any dust or debris coming from this site please contact
- 28 (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.
98. 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.
99. The applicant shall underground all on site utilities to the new proposed structures, prior to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by the utility company or the City.
100. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
101. The applicant shall provide proof of payment to the Rialto Unified School District for all required school fees, prior to the issuance of a building permit.

- 1 102. Site facilities such as parking open or covered, recreation facilities, and trash dumpster  
2 areas, and common use areas shall be accessible per the California Building Code,  
3 Chapter 11.
- 4 103. The applicant shall place a copy of the Conditions of Approval herein on within the  
5 building plan check submittal set and include the PPD number on the right bottom  
6 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 7 104. The applicant shall ensure that a minimum of 65% of all construction and demo debris  
8 shall be recycled using an approved City of Rialto recycling facility during construction.  
9 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall  
10 be placed in the office of the construction site.
- 11 105. Prior to issuance of Building Permits, on site water service shall be installed and  
12 approved by the responsible agency. On site fire hydrants shall be approved by the Fire  
13 Department. No flammable materials will be allowed on the site until the fire hydrants  
14 are established and approved.
- 15 106. The applicant shall comply with all applicable requirements of the California Fire Code  
16 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 17 107. The applicant shall illuminate all walkways, passageways, and locations where  
18 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of  
19 light during the hours of darkness. Lighting shall be designed/constructed in such a  
20 manner as to automatically turn on at dusk and turn off at dawn.
- 21 108. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas  
22 with a minimum of 1.5-foot candles (at surface level) of light during the hours of  
23 darkness. Lighting shall be designed/constructed in such a manner as to automatically  
24 turn on at dusk and turn off at dawn.
- 25 109. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas  
26 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of  
27 darkness. Lighting shall be designed/constructed in such a manner as to automatically  
28 turn on at dusk and turn off at dawn.
110. 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.
111. 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 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.

1 112. The applicant shall install exterior security cameras at the location that cover the entire  
2 Site, prior to the issuance of a Certificate of Occupancy. The security cameras shall be  
3 accessible to the Rialto Police Department via FusionONE web application.

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

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

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

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

26 117. Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a  
27 business license tax based on the Rental Income Property tax rate.

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

PASSED, APPROVED AND ADOPTED this 27th day of January, 2021.

\_\_\_\_\_  
JOHN PEUKERT, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
6 the 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 \_\_\_\_, 2021.

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 \_\_\_\_, 2021.

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\_\_\_\_\_  
ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT

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# LEGAL DESCRIPTION

## SPECIFIC PLAN AMENDMENT

### LEGAL DESCRIPTION:

**FORAPN: 0240-211-23**

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE HIGHWAY AS GRANTED TO THE STATE OF CALIFORNIA IN THE DEED RECORDED AUGUST 28, 1963 IN BOOK 5977 PAGE 798, OFFICIAL RECORDS.

EXCEPT THEREFROM A STRIP OF LAND 30 FEET WIDE OF THE EAST SIDE THEREOF RESERVED FOR ROAD PURPOSES.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED AUGUST 28, 1963 IN BOOK 5977 PAGE 798, OFFICIAL RECORDS OF SAID COUNTY, BEING ALSO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF SAID EAST HALF; THENCE SOUTH 89° 41' 56" WEST, 96.680 METERS ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 0° 16' 36" WEST, 2.593 METERS ALONG SAID WEST LINE; THENCE NORTH 89° 42' 19" EAST, 91.679 METERS TO THE WEST LINE OF SAID EAST 30 FEET, DISTANT NORTH 0° 17' 48" WEST, 2.583 METERS ALONG SAID WEST LINE FROM SAID NORTHEAST CORNER; THENCE SOUTH 0° 17' 48" EAST, 2.583 METERS ALONG SAID WEST LINE TO SAID CORNER AND THE POINT OF BEGINNING.

**FORAPN: 0240-211-29**

THE EAST 30 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING NORTH OF THE STATE HIGHWAY.

EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL B" IN DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 25, 1969 IN BOOK 7256 PAGE 449, OFFICIAL RECORDS OF SAID COUNTY, BEING ALSO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF SAID EAST HALF; THENCE NORTH 0° 17' 48" WEST, 2.583 METERS ALONG SAID WEST LINE; THENCE NORTH 89° 42' 19" EAST, 9.143 METERS TO THE EAST LINE OF SAID EAST HALF, DISTANT NORTH 0° 17' 48" WEST, 2.581 METERS ALONG SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 0° 17' 48" EAST, 2.581 METERS ALONG SAID EAST LINE TO SAID CORNER; THENCE SOUTH 89° 41' 56" WEST, 9.143 METERS ALONG THE NORTH LINE OF SAID PARCEL TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING.

**FORAPN: 0240-211-21**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTH

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OF THE HIGHWAY AS GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 28, 1963, IN BOOK 5977, PAGE 798, OFFICIAL RECORDS.

EXCEPTING THEREFROM A STRIP OF LAND 32 FEET WIDE OFF THE WEST SIDE THEREOF AS DEEDED TO THE CITY OF RIALTO BY DOCUMENT RECORDED DECEMBER 10, 1985 AS INSTRUMENT NO. 85-313348, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA BY THE DEED RECORDED DECEMBER 19, 2002 AS INSTRUMENT NO. 2002-691976, OFFICIAL RECORDS.

**FOR APN: 0240-211-31**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE WEST HALF ON THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA IN THE GRANT DEED RECORDED DECEMBER 13, 2001, AS INSTRUMENT NO. 2001056655 1 OF OFFICIAL RECORDS.

PREPARED BY:



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KIMLEY-HORN AND ASSOCIATES, INC.