

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

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

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

6 SECTION 2. Based on substantial evidence presented to the Planning Commission during
7 the public hearing conducted with regard to PPD No. 2023-0032, including written staff reports,
8 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
9 Planning Commission hereby determines that PPD No. 2023-0032 satisfies the requirements of
10 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
11 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

15 The Site has a General Plan land use designation of Business Park and a zoning designation
16 of Industrial Park (I-P). Those designations allow for the development and operation of
17 industrial warehouse buildings, as proposed by the Project. The Project, as conditioned
18 herein, will comply with all City ordinances and regulations, including those required by
19 the I-P zoning district and the City's Design Guidelines. Additionally, the Project meets
20 all the required development standards of the I-P zoning district and Chapter 18.112
(Indoor Storage Facilities) of the Rialto Municipal Code including, but not limited to,
required building setbacks, parking, landscaping, building height, floor area ratio, etc.

- 21 2. The site is physically suitable for the proposed development, and the proposed
22 development will be arranged, designed, constructed, and maintained so that it will
23 not be unreasonably detrimental or injurious to property, improvements, or the health,
24 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

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

26 The Site is relatively flat, 1.41 acres in size, bound by two (2) public street (Valley
27 Boulevard to the north and Lilac Avenue to the east), and is within the Industrial Park (I-
28 P) zoning district. To the west of the project site is a vacant parcel of land. To the south of
the project site is an existing 1,800 square foot upholstery shop occupied by R&E
Upholstery. To the east of the project site, across Lilac Avenue, is an existing restaurant

1 and hotel development. To the north of the project site, across Valley Boulevard, is a
2 Colton Joint-Unified School site (Joe Baca Middle School). The zoning designation of the
3 Site and the properties to the east and west is I-P. The Project is consistent with the I-P
4 zoning district and the surrounding industrial land uses. The project is not expected to
5 negatively impact any surrounding uses with the successful implementation of measures
6 such as landscape buffering, aesthetic building enhancements, and other traffic related
7 measures.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, such as extensive landscaping, perimeter concrete block walls, and enhanced architectural features. To the west of the project site is a vacant parcel of land. To the south of the project site is an existing 1,800 square foot upholstery shop occupied by R&E Upholstery. To the east of the project site, across Lilac Avenue, is an existing restaurant and hotel development. To the north of the project site, across Valley Boulevard, is a Colton Joint-Unified School site (Joe Baca Middle School). The zoning designation of the Site and the properties to the east and west is I-P. The Project is consistent with the I-P zoning district and the surrounding industrial land uses. The project is not expected to negatively impact any surrounding uses with the successful implementation of measures such as landscape buffering, aesthetic building enhancements, and other traffic related measures.

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

This finding is supported by the following facts:

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

SECTION 3. Based on the foregoing and substantial evidence presented to the Planning Commission during the public hearing conducted with regard to PPD No. 2023-0032 and CDP No. 2023-0024, 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 15332, In-Fill Development

1 Projects. The Project is consistent with the Rialto General Plan and the I-P zoning designation of the
2 Gateway Specific Plan, the Project occurs on a site less than 5.0 acres in size that is substantially
3 surrounded by development, the Project site has no value as habitat for threatened or endangered
4 species, the project will not result in any significant effects relating to traffic, noise, air quality, or
5 water quality, and the Project site can be adequately served by all required utilities and public services.
6 The Planning Commission directs the Planning Division to file the necessary documentation with the
7 Clerk of the Board of Supervisors for San Bernardino County.

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9 SECTION 4. Based on the foregoing and substantial evidence presented to the Planning
10 Commission during the public hearing conducted with regard to PPD No. 2023-0032 and CDP No.
11 2023-0024, including written staff reports, verbal testimony, site plans, other documents, and the
12 conditions of approval stated herein, approval of PPD No. 2023-0032 is granted to Magellan Value
13 Partners in accordance with the plans and application on file with the Planning Division, subject to
14 the following Conditions of Approval:

- 15 1. The applicant is granted PPD No. 2023-0032 allowing the development of a 23,112
16 square foot industrial warehouse building (“Project”) on 1.41 acres of land (APNs:
17 0254-091-13) located at the southwest corner of Valley Boulevard and Lilac Avenue
18 within the Industrial Park (I-P) land use district of the Gateway Specific Plan, subject to
19 the Conditions of Approval contained herein.
- 20 2. The approval of PPD No. 2023-0032 is granted for a one (1) year period from the date
21 of approval. Approval of PPD No. 2023-0032 will not become effective until the
22 applicant has signed a Statement of Acceptance acknowledging awareness and
23 acceptance of the required Conditions of Approval contained herein. Any request for
24 an extension shall be reviewed by the Community Development Director and shall be
25 based on the progress that has taken place toward the development of the project.
- 26 3. The development associated with PPD No. 2023-0032 shall conform to the site plan,
27 floor plan, elevations, roof plan, and preliminary landscape plan attached hereto as
28 Exhibit A, except as may be required to be modified based on the Conditions of
Approval contained herein.
4. The development associated with PPD No. 2023-0032 shall comply with all Conditions
of Approval contained within CDP No. 2023-0024.

- 1 5. The development associated with PPD No. 2023-0032 shall comply with all applicable
2 sections of the Gateway Specific Plan, the Rialto Municipal Code, and all other
3 applicable State and local laws and ordinances.
- 4 6. City inspectors shall have access to the site to reasonably inspect the site during
5 normal working hours to assure compliance with these conditions and other codes.
- 6 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
7 and/or any of its officials, officers, employees, agents, departments, agencies, and
8 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
9 demands, law suits, writs of mandamus, and other actions and proceedings (whether
10 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
11 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
12 and other such procedures), (collectively “Actions”), brought against the City, and/or
13 any of its officials, officers, employees, agents, departments, agencies, and
14 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
15 annul, the any action of, or any permit or approval issued by, the City and/or any of
16 its officials, officers, employees, agents, departments, agencies, and instrumentalities
17 thereof (including actions approved by the voters of the City), for or concerning the
18 Project (collectively, the “Entitlements”), whether such Actions are brought under
19 the California Environmental Quality Act, the Planning and Zoning Law, the
20 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
21 California Public Records Act, or any other state, federal, or local statute, law,
22 ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
23 condition to indemnify, protect, defend, and hold the City harmless shall include, but
24 not be limited to (i) damages, fees and/or costs awarded against the City, if any, and
25 (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in
26 connection with such proceeding whether incurred by applicant, Property owner, or
27 the City and/or other parties initiating or bringing such proceeding (collectively,
28 subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary
contained herein, the Applicant shall not be liable to the City Parties under this
indemnity to the extent the Damages incurred by any of the City Parties in such
Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross
negligence in connection with issuing the Entitlements. The applicant shall execute
an agreement to indemnify, protect, defend, and hold the City harmless as stated
herein within five (5) days of approval of PPD No. 2023-0032.
8. In accordance with the provisions of Government Code Section 66020(d)(1), the
imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of
the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
9. The applicant shall install decorative pavement within both driveway access points on
Valley Boulevard and Lilac Avenue. The decorative pavement shall extend across the
entire width of the driveway and shall have a minimum depth equal to the landscape

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

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8 10. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
9 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage
10 downspouts through the interior of the building. The internal downspouts shall be
11 identified within the formal building plan check submittal prior to the issuance of
12 building permits.

13 11. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
14 Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns,
15 at least three (3) feet in depth from the recessed wall planes, at all height variations on
16 all four (4) sides of the building. The parapet returns shall be demonstrated on the roof
17 plans within the formal building plan check submittal prior to the issuance of building
18 permits.

19 12. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
20 Guidelines) of the Rialto Municipal Code, 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.

23 13. Any new walls, including any retaining walls, shall be comprised of decorative masonry
24 block or decorative concrete. Decorative masonry block means tan-colored slumpstone
25 block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured
26 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or
27 trim lines. Pilasters shall be incorporated within all new walls visible from the public
28 right-of-way. The pilasters shall be spaced a maximum of seventy (70) feet on-center
and shall be placed at all corners and ends of the wall. All pilasters shall protrude a
minimum of six (6) inches above 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 elevation detail for the walls shall be included in the formal building plan check
submittal prior to the issuance of building permits.

14. Any new fencing installed on site shall be comprised of tubular steel. Decorative
masonry or decorative concrete pilasters, with a minimum dimension of twenty-four
(24) inch square, shall be incorporated within all new fencing visible from any public
right-of-way. Decorative masonry block means tan slumpstone block, tan split-face
block, or precision block with a stucco, plaster, or cultured stone finish. Decorative
concrete means painted concrete with patterns, reveals, and/or trim lines. The pilasters
shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all
corners and ends of the fencing. All decorative masonry pilasters shall include a

1 decorative masonry cap. All fencing shall be identified on the site plan, and an elevation
2 detail for the fencing shall be included in the formal building plan check submittal prior
3 to the issuance of building permits.

- 4 15. The applicant shall construct one (1) ADA accessible trash enclosure on the project site.
5 The trash enclosures shall provide room for one (1) commercial waste container and
6 one (1) commercial recycling container. The exterior of each trash enclosure shall match
7 the material and base color of the buildings. Additionally, each trash enclosure shall
8 contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not
9 acceptable materials to use as a part of the trash enclosure. The location of the trash
10 enclosure shall be identified on the site plan within the formal building plan check prior
11 to the issuance of building permits. An elevation detail for the trash enclosures shall be
12 provided within formal building plan check submittal prior to the issuance of building
13 permits.
- 14 16. All light standards installed on site, shall have a maximum height of twenty-eight (28)
15 feet, as measured from the finished surface, including the base. Lighting shall be
16 shielded and/or directed toward the site so as not to produce direct glare or "stray light"
17 onto adjacent properties. All light standards shall be identified on the site plan and a
18 note indicating the height restriction shall be included within the formal building plan
19 check submittal prior to the issuance of building permits.
- 20 17. The applicant shall submit a formal Landscape Plan to the Planning Division prior to
21 the issuance of building permits. The submittal shall include three (3) sets of planting
22 and irrigation plans, a completed Landscape Plan Review application, and the applicable
23 review fee.
- 24 18. The applicant shall plant one (1) tree every three (3) vehicle parking spaces. All parking
25 lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting.
26 Thereafter, the parking lot trees shall be permanently irrigated and maintained. All
27 parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be
28 identified on the formal Landscape Plan submittal prior to the issuance of a landscape
permit.
19. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site
landscape setback along both Lilac Avenue and Valley Boulevard. All trees within the
landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial
planting. Thereafter, the trees within the landscape setback shall be permanently
irrigated and maintained by the property owner. At least fifty (50) percent of the trees
within the setbacks shall consist of evergreen broadleaf trees, while the remaining
percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall
be identified on the formal Landscape Plan submittal prior to the issuance of a landscape
permit.
20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
right-of-way parkway along Lilac Avenue. All trees within the public right-of-way

1 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
2 Thereafter, the trees within the public right-of-way parking shall be permanently
3 irrigated and maintained, as required by the Public Works Department. The street tree
4 species along Lilac Avenue shall be the Robinia Idahoensis “Idaho Locust” and/or the
5 Pistachia Chinensis “Chinese Pistache”. The street trees shall be identified on the formal
6 Landscape Plan submittal prior to the issuance of a landscape permit.

7
8 21. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
9 right-of-way parkway along Valley Boulevard. All trees within the public right-of-way
10 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
11 Thereafter, the trees within the public right-of-way parking shall be permanently
12 irrigated and maintained, as required by the Public Works Department. The street tree
13 species along Valley Boulevard shall be the Tristania Conferta “Brisbane Box” and/or
14 the Liriodnedron Tulipifera “Tulip Tree”. The street trees shall be identified on the
15 formal Landscape Plan submittal prior to the issuance of a landscape permit.

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17 22. The applicant shall plant shrubs and/or construct solid decorative walls that surround all
18 ground mounted equipment and utility boxes, including transformers, fire-department
19 connections, backflow devices, etc. for the purpose of providing screening of said
20 equipment and utility boxes from public view. All equipment and utility box screen
21 shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs
22 shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and
23 utility box screen shrubs shall be permanently irrigated and maintained into a continuous
24 box-shape with a height of no less than three and one-half (3.5) feet above the finished
25 grade. Solid decorative walls means tan-colored slumpstone block, tan-colored split-
26 face block, or precision block with a stucco, plaster, or cultured stone finish. The shrubs
27 and/or solid walls shall be identified on the formal Landscape Plan submittal prior to
28 the issuance of a landscape permit.

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30 23. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
31 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
32 areas, and driveways, as approved by the Planning Division. Trees shall be planted a
33 minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted
34 an average of three (3) feet on-center or less, or as approved by the Planning Division.
35 All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless
36 otherwise specified herein. At least fifty (50) percent of the trees shall consist of
37 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
38 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
39 size, unless otherwise specified herein. All planter areas shall receive a minimum two
40 (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
41 planting. Pea gravel and decomposed granite are not acceptable materials to use within
42 planter areas. All planter areas on-site shall be permanently irrigated and maintained.
43 The planting and irrigation shall be identified on the formal Landscape Plan submittal
44 prior to the issuance of a landscape permit.

- 1 24. 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 25. 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 26. 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 27. The applicant shall comply with all conditions of approval for PPD No. 2023-0032 to
11 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 12 28. All improvements and/or dry utility improvement construction within the public right-
13 of-way require a City of Rialto Encroachment Permit.
- 14 29. All abandoned utilities shall be completely removed. Utilities may not be abandoned in
15 place.
- 16 30. The applicant shall submit civil engineering design plans, reports and/or documents,
17 prepared by a registered/licensed civil engineer, for review and approval by the City
18 Engineer per the current submittal requirements, prior to the indicated threshold or as
19 required by the City Engineer. The first submittal shall consist of, but is not necessarily
20 limited to, the following:
- 21 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
22 issuance)
- 23 b. PUBLIC IMPROVEMENT PLANS – Plans may include: Street, Signing &
24 Striping, Landscape & Irrigation, etc. (prior to Map approval or off-site
25 construction permit issuance, whichever occurs first)
- 26 c. FINAL DRAINAGE STUDY (prior to grading plan approval)
- 27 d. FINAL WQMP (prior to grading plan approval)
- 28 e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE
ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or
Occupancy Release) – These items are not required to be submitted if they are
included on the Parcel Map.
- f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)

- 1 31. The applicant is responsible for requesting address assignment from the Planning
2 Division for any new building, irrigation water meter and electrical pedestal. Addresses
3 for irrigation meters must be based upon approved civil plans. Addresses for electrical
4 pedestals must be based upon approved SCE plans. The main building address shall be
5 included on Precise Grading Plans and Building Plan set along with the PPD number.
6 The electrical meter pedestal addresses (single or dual) shall be included in the public
7 improvement plans.
- 8 32. Upon approval of any improvement plan by the City Engineer, the applicant shall
9 provide the improvement plan to the City in digital format, consisting of a DWG
10 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
11 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
12 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 13 33. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
14 The final lift of asphalt concrete pavement shall be postponed until such time that on-
15 site construction activities are complete, as may be determined by the City Engineer.
16 Paving streets in one lift prior to completion of on-site construction will not be allowed
17 unless prior authorization has been obtained from the City Engineer. Completion of
18 asphalt concrete paving for streets prior to completion of on-site construction activities,
19 if authorized by the City Engineer, will require additional paving requirements prior to
20 acceptance of the street improvements, including, but not limited to: removal and
21 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other
22 repairs, as required by the City Engineer.
- 23 34. The applicant shall repair all street cuts for utilities in accordance with City Standard
24 SC-231 within 72 hours of completion of the utility work; and any interim trench repairs
25 shall consist of compacted backfill to the bottom of the pavement structural section
26 followed by placement of standard base course material in accordance with the Standard
27 Specifications for Public Work Construction (“Greenbook”). The base course material
28 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.
35. The applicant shall backfill and/or repair all utility trenches or other excavations within
existing asphalt concrete pavement of off-site streets resulting from the proposed
development, in accordance with City of Rialto Standard Drawings. The applicant shall
be responsible for removing, grinding, paving and/or overlaying existing asphalt
concrete pavement of off-site streets including pavement repairs in addition to pavement
repairs made by utility companies for utilities installed for the benefit of the proposed
development (i.e. West Valley Water District, Southern California Edison, Southern
California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and
other street cuts within existing asphalt concrete pavement of off-site streets resulting
from the proposed development may require complete grinding and asphalt concrete
overlay of Locust Avenue and Lowell Street, at the discretion of the City Engineer. The

1 pavement condition of the existing off-site streets shall be returned to a condition equal
2 to or better than what existed prior to construction of the proposed development.

- 3 36. A separate Off-Site Construction Permit is required for each type of improvement within
4 the public right-of-way, including street, wet utility (RWS only), landscape and
5 irrigation, and traffic signal work. To expedite and coordinate all improvements in the
6 public right-of-way, the applicant shall submit a multi-phase master traffic control plan
7 that includes all phases of construction (e.g., sewer, water, overhead, underground, etc.)
8 prior to permit issuance. For simplicity, the Off-Site Construction Permits will replace
9 individual Encroachment Permits typically obtained by the developer's contractor.
- 10 37. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
11 new electrical distribution lines of sixteen thousand volts or less and overhead service
12 drop conductors, and all telephone, television cable service, and similar service wires or
13 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
14 Utility undergrounding shall extend to the nearest off-site power pole. This may require
15 undergrounding beyond the project limits to prevent any existing poles to remain or new
16 poles to be placed for guy wire purposes along the project frontage. New power poles
17 shall not be installed unless otherwise approved by the City Engineer. A letter from the
18 owners of the affected utilities shall be submitted to the City Engineer prior to approval
19 of the Grading Plan, informing the City that they have been notified of the City's utility
20 undergrounding requirement and their intent to commence design of utility
21 undergrounding plans. When available, the utility undergrounding plan shall be
22 submitted to the City Engineer identifying all above ground facilities in the area of the
23 project to be undergrounded.
- 24 38. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
25 any and all street and/or trench cuts in newly paved streets will be subject to moratorium
26 street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
27 Contact the Engineering Division for a list of streets subject to the moratorium.
- 28 39. The minimum pavement section for all on-site pavements shall be three (3) inches
asphalt concrete pavement over four (4) inches crushed aggregate base with a minimum
subgrade of twenty-four (24) inches at 95% relative compaction, or equal. If an
alternative pavement section is proposed, the proposed pavement section shall be
designed by a California registered Geotechnical Engineer using "R" values from the
project site and submitted to the City Engineer for approval.
40. 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.

- 1 41. The public street improvements outlined in these Conditions of Approval are intended
2 to convey to the developer an accurate scope of required improvements, however, the
3 City Engineer reserves the right to require reasonable additional improvements as may
4 be determined in the course of the review and approval of street improvement plans
5 required by these conditions.
- 6 42. Prior to Certificate of Occupancy, the developer shall submit to Public Works
7 verification from Omnitrans acknowledging concurrence with the existing, proposed,
8 and future bus stop improvements in conformance with the Premium Shelter design
9 guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops
10 in accordance with the City Standards and as approved by the City Engineer. The
11 applicant shall be responsible for coordinating with Omnitrans regarding the location of
12 existing, proposed, and future bus stops along the property frontage of all public streets.
13 The developer shall design street and sidewalk improvements in accordance with the
14 latest Omnitrans bus stop guidelines and in compliance with current accessibility
15 standards pursuant to the Americans with Disabilities Act (ADA) requirements.
- 16 43. Development of the site is subject to the requirements of the National Pollution
17 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
18 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2024-0001.
19 Pursuant to the NPDES Permit, the developer shall ensure development of the site
20 incorporates post-construction Best Management Practices (BMPs) in accordance with
21 the Model Water Quality Management Plan (WQMP) approved for use for the Santa
22 Ana River Watershed. The developer is advised that applicable Site Design BMPs will
23 be required to be incorporated into the final site design, pursuant to a site specific
24 WQMP submitted to the City Engineer for review and approval.
- 25 44. All median, applicable landscape easement, and parkway landscaping shall be
26 guaranteed for a period of one year from the date of acceptance by the City Engineer
27 acceptance. Any landscaping that fails during the one-year landscape maintenance
28 period shall be replaced with similar plant material to the satisfaction of the City
Engineer and shall be subject to a subsequent one-year landscape maintenance period.
The applicant must contact the City of Rialto Landscape Contract Specialist at (909)
820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing
maintenance.
45. 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

1 determined upon review and approval of the hydrology study by the City Engineer and
2 may require redesign or changes to site configuration or layout consistent with the
3 findings of the final hydrology study. The volume of increased stormwater runoff to
4 retain on-site shall be determined by comparing the existing pre-developed condition
5 and proposed developed condition, using the 100-year frequency storm.

- 6 46. Prior to grading plan approval, direct release of on-site nuisance water or stormwater
7 runoff shall not be permitted to the adjacent public streets. Provisions for the
8 interception of nuisance water from entering adjacent public streets from the project site
9 shall be provided through the use of a minor storm drain system that collects and
10 conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff
11 condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- 12 47. Prior to grading plan approval, the applicant shall submit a Geotechnical/Soils Report,
13 prepared by a California registered Geotechnical Engineer, for and incorporated as an
14 integral part of the grading plan for the proposed development. The geotechnical report
15 shall include a section on infiltration testing. A digital copy (PDF) of the
16 Geotechnical/Soils Report shall be submitted to the Engineering Services Department
17 with the first submittal of the Precise Grading Plan.
- 18 48. Prior to grading plan approval, the applicant shall submit a Final Water Quality
19 Management Plan identifying site-specific Best Management Practices (BMPs) in
20 accordance with the Model Water Quality Management Plan (WQMP) approved for
21 use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to
22 the City Engineer for review and approval with the precise grading plan. The Applicant
23 acknowledges that more area than currently shown on the plans may be required to treat
24 site runoff as required by the WQMP guidance document and FWQMP.
- 25 49. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the California
26 General Construction Stormwater Permit (Water Quality Order 2022-0057-DWQ as
27 modified September 1, 2025) is required via the California Regional Water Quality
28 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
Discharge Identification (WDID) number shall be provided to the City Engineer. The
developer's contractor shall prepare and maintain a Storm Water Pollution Prevention
Plan (SWPPP) as required by the General Construction Permit. All appropriate
measures to prevent erosion and water pollution during construction shall be
implemented as required by the SWPPP.
50. Prior to issuance of grading permit or on-site construction permit, the applicant shall
submit a Precise Grading Plan prepared by a California registered civil engineer to the
Engineering Division for review and approval by the City Engineer. The plan shall
conform to the requirements of the California Building Code for review and approval.
51. Prior to issuance of grading permit or on-site construction permit, the applicant shall
apply for annexation of the underlying property into City of Rialto Landscape and
Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall

1 be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance
2 of any new median, landscape easement, and/or parkway landscaping in the public
3 right-of-way, or any new public street lighting improvements conditioned on the project
and to be maintained by the City of Rialto post construction.

- 4 52. Prior to commencing with any grading, the applicant shall implement the required
5 erosion and dust control measures shall be in place. In addition, the following shall be
6 included if not already identified:
- 7 a. 6 foot high tan colored perimeter screened fencing
 - 8 b. Contractor information signage including contact information along the street
9 frontages of Valley Boulevard.
 - 10 c. Post dust control signage with the following verbiage: “Project Name, WDID No.,
11 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
12 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
13 CUT-SMOG/1-800-228-7664”
- 14 53. Prior to issuance of an encroachment permit or off-site construction permit, all public
15 improvement plans must be submitted and approved by the City Engineer.
- 16 54. Prior to approval of street improvement plan, the applicant shall dedicate any additional
17 right-of-way along the entire Valley Boulevard frontage as may be required to provide
18 a property line at ultimate right-of-way in accordance with the Gateway Specific Plan.
- 19 55. Prior to approval of street improvement plan, the applicant shall dedicate any additional
20 right-of-way along the entire Lilac Avenue frontage as may be required to provide a
21 property line at ultimate right-of-way in accordance with the Gateway Specific Plan.
- 22 56. Prior to approval of street improvement plan, the applicant shall dedicate any additional
23 right-of-way as may be required to provide a property line – corner cutback at the corner
24 of the Lilac Avenue and Valley Boulevard in accordance with City of Rialto Standard
25 Drawing No. SC-235. Nothing shall be constructed or planted in the corner cut-off area
26 which does or will exceed 30 inches in height required to maintain an appropriate corner
27 sight distance, as required by the City Engineer.
- 28 57. Prior to issuance of building permit or off-site construction permit submit water
improvement plans prepared by a California registered civil engineer to the Engineering
Division to be reviewed concurrently with the water purveyor. The developer is advised
that domestic water service is provided by West Valley Water District. The developer
shall be responsible for coordinating with water purveyor and complying with all
requirements for establishing domestic water service to the property.
58. Prior to issuance of building permit or off-site construction permit, submit street light
improvement plans, along the entire project frontage on Valley Boulevard and Lilac

1 Avenue, prepared by a California registered civil engineer to the Engineering Division.
2 The plans shall be approved by the City Engineer prior to issuance of any building
3 permits. Prior to issuance of building permit or off-site construction permit, submit
4 traffic signal modification improvement plans, along the entire project frontage on
5 Valley Boulevard and Lilac Avenue, prepared by a California registered civil engineer
6 to the Engineering Division. The plans shall be approved by the City Engineer prior to
7 issuance of any building permits.

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

27 60. Prior to issuance of building permit, the Precise Grading plans shall be approved by the
28 City Engineer.

61. Prior to issuance of building permit or off-site construction permit, submit street
improvement plans prepared by a registered California civil engineer to the Engineering
Division for review.

62. Prior to issuance of building permit or off-site construction permit, submit traffic
striping and signage plans prepared by a California registered civil engineer or traffic
engineer, for review and approval by the City Engineer. All required traffic striping and
signage improvements shall be completed concurrently with required street
improvements to the satisfaction of the City Engineer.

63. Prior to the issuance of any 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 subject to the California
Construction Cost Index (CCCI) for escalation of construction costs.

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- 64. Prior to the issuance of a building permit, the applicant shall submit a rough grade certification, engineered fill certification and compaction report pad elevation certifications for all building pads in conformance with the approved precise grading plan, to the Engineering Division. Trenching for footings or construction of any building foundation is not allowed until the certifications have been submitted for review and approval by the City Engineer.
- 65. Prior to issuance of building permit, the applicant may be required to submit a Public Improvement Agreement (PIA) and the required security to the Engineering Division for review and acceptance, as determined by the City Engineer.
- 66. Prior to the issuance of a certificate of occupancy, all public improvements shall be constructed to City standards subject to the satisfaction of the City Engineer.
- 67. Prior to issuance of off-site construction permits, the applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs, gutters, pavement, and landscaping along the entire project frontage, in accordance with the General Plan and the City of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy. The removal and reconstruction of improvements shall be identified on the street improvement plans.
- 68. Prior to occupancy approval, the applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the entire project frontage of Lilac Avenue, as required by the City Engineer.
- 69. Prior to occupancy approval, the applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
- 70. Prior to occupancy approval, the applicant is advised that domestic water service is provided by West Valley Water District, the applicant shall be responsible for coordinating with West Valley Water District, and complying with all requirements for establishing domestic water service to the property.
- 71. Prior to occupancy approval, the applicant shall install a new domestic water line lateral connection to the main water line within Valley Boulevard, pursuant to West Valley Water District requirements. A water line plan shall be approved by West Valley Water District prior to the issuance of building permits and submitted to the Engineering Division.
- 72. Prior to occupancy approval, the applicant shall provide certification from West Valley Water District (for water) and Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Engineering Division.

- 1 73. Prior to the issuance of a certificate of occupancy, the applicant shall submit a
2 precise/final grade certification to the Engineering Services Department.
- 3 74. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
4 demonstrate and submit a WQMP BMP certification that all structural BMP's have been
5 constructed and installed in conformance with approved plans and specifications, and
6 as identified in the approved WQMP.
- 7 75. Prior to issuance of a certificate of occupancy, a WQMP Maintenance Agreement shall
8 be required, obligating the property owner(s) to appropriate operation and maintenance
9 obligations of on-site BMPs constructed pursuant to the approved WQMP.
- 10 76. Prior to occupancy approval, modify the striping on Valley Boulevard to extend the
11 westbound left-turn lane onto Lilac Avenue, providing 200 feet of storage.
- 12 77. Prior to occupancy approval, modify the eastbound striping on Valley Boulevard to
13 include three (3) lanes from the westerly project boundary to Riverside Avenue.
- 14 78. Prior to occupancy approval, modify/relocate the existing traffic signal at the southwest
15 corner of Lilac Avenue and Valley Boulevard, to the satisfaction of the City Engineer.
- 16 79. Prior to occupancy approval, construct a commercial driveway approach on Valley
17 Boulevard as a "right-in/right-out" in accordance with City of Rialto Standard Drawing
18 No. SC-213 or SC-214. The driveway approach shall be constructed so the top of "X"
19 is at least 5 feet from the property line, or as otherwise approved by the City Engineer.
20 Nothing shall be constructed or planted in the corner cut-off area which does or will
21 exceed 30 inches in height required to maintain an appropriate corner sight distance. If
22 necessary, additional right of way shall be dedicated on-site to construct a path of travel
23 meeting ADA guidelines.
- 24 80. Prior to occupancy approval, Construct a commercial driveway approach on Lilac
25 Avenue in accordance with City of Rialto Standard Drawing No. SC-213 or SC-214.
26 The driveway approach shall be constructed so the top of "X" is at least 5 feet from the
27 property line, or as otherwise approved by the City Engineer. Nothing shall be
28 constructed or planted in the corner cut-off area which does or will exceed 30 inches in
height required to maintain an appropriate corner sight distance. If necessary, additional
right of way shall be dedicated on-site to construct a path of travel meeting ADA
guidelines.
81. Prior to occupancy approval, all new streetlights shall be installed on an independently
metered, City-owned underground electrical system. Using power from an existing
LMMD 2 pedestal is encouraged over installing a new pedestal The developer shall
provide documentary proof of application with Southern California Edison ("SCE") for
all appropriate service points and electrical meters prior to the issuance of a Certificate
of Occupancy. New meter pedestals shall be installed, and electrical service paid by the
developer, until such time as the underlying property is annexed into LLMD 2.. The

1 City shall not pay the charges for electrical service until the landscape and irrigation is
2 accepted after the one-year maintenance period and the underlying property is annexed
3 into LLMD 2.

4 82. Prior to occupancy approval, if and where deficiencies in the existing system occur, the
5 applicant shall construct a new underground electrical system for public street lighting
6 improvements along the project frontage of Lilac Avenue, as determined necessary by
7 the City Engineer. New marbelite streetlight poles with LED light fixtures shall be
8 installed in accordance with City of Rialto Standard Drawings and as approved by the
9 City Engineer.

10 83. Prior to occupancy approval, the applicant shall construct curb ramps meeting current
11 California State Accessibility standards at the proposed driveways on Lilac Avenue and
12 Valley Boulevard, in accordance with the City of Rialto Standard Drawings, and as
13 required by the City Engineer. The applicant shall Provide a fully detailed curb return,
14 ramp, and sidewalk approach design of a scale of one-inch equals ten-feet or larger. The
15 applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is
16 provided across the driveway, and shall adjust the location of the access ramps, if
17 necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If
18 necessary, additional pedestrian and sidewalk easements shall be provided on-site to
19 construct a path of travel meeting ADA guidelines.

20 84. Prior to occupancy approval, the applicant shall construct an 8-inch curb and gutter
21 along the entire project frontage of Lilac Avenue and Valley Boulevard, in accordance
22 with City of Rialto Standard Drawings, prior to the issuance of a Certificate of
23 Occupancy.

24 85. Prior to occupancy approval, The applicant shall construct a minimum 5.5-foot-wide
25 Americans with Disabilities Act (ADA) compliant sidewalk adjacent to the curb along
26 the entire project frontage of Lilac Avenue and Valley Boulevard, in accordance with
27 City of Rialto Standard Drawings

28 86. Prior to occupancy approval, all sewer mains constructed by the applicant, as necessary,
are to become part of the public sewer system and shall be pressure tested and digitally
video recorded by the City's wastewater system operator (Veolia) prior to acceptance
of the sewer system for maintenance by the City. The developer shall be responsible for
all costs associated with testing and inspection services. Any defects of the sewer main
shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to
acceptance.

87. Prior to occupancy approval, the original improvement plans prepared for the proposed
development and approved by the City Engineer (if required) shall be documented with
record drawing "as-built" information and returned to the Engineering Division prior to
issuance of a final certificate of occupancy. Any modifications or changes to approved
improvement plans may be required to be submitted to the City Engineer for approval
prior to construction.

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

6 89. Prior to occupancy approval – Valley Boulevard is designated a Major Arterial with a
7 120-foot ultimate right-of-way in the City’s circulation element and a 100-foot ultimate
8 right-of-way per the Gateway Specific Plan. The developer shall submit street
9 improvement plans that include, but are not limited, to the following:

10 a. From the Westerly project boundary to Riverside Avenue:

11 i. Signing and Striping.

12 b. Along the entire Project Frontage:

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

25 90. Prior to occupancy approval –Lilac Avenue is designated a Collector street in the City’s
26 Circulation element with a 64-foot ultimate right-of-way. The developer shall submit
27 street improvement plans that include, but are not limited, to the following:

28 a. Along the entire project frontage:

i. Signing and Striping.

ii. Remove existing pavement and construct new pavement with a minimum
pavement section of 5 inches asphalt concrete pavement over 6 inches
crushed aggregate base with a minimum subgrade of 24 inches at 95%
relative compaction, or equal, for the entire street half-width plus
westbound lane along the project frontage in accordance with City of
Rialto Standard Drawings. The pavement section shall be determined

1 using a Traffic Index (“TI”) of 10. The pavement section shall be designed
2 by a California registered Geotechnical Engineer using "R" values from
3 the existing pavement core samples and submitted to the City Engineer for
4 approval. Alternatively, depending on the existing street condition (i.e.
5 taking core samples) and as approved by the City Engineer, a street 2-inch
6 grind and overlay, using PG 64-10 ARHM CC G, may be performed to
7 preserve existing pavement improvements

- 8 91. Prior to occupancy approval, the applicant shall install City Engineer approved deep
9 root barriers, in accordance with the Public Works Landscape and Irrigation Guidelines,
10 for all trees installed within ten (10) feet of the public sidewalk and/or curb.
- 11 92. Prior to occupancy approval, the applicant shall install 4-inch conduit and pull boxes
12 within the parkway area along the entire project frontage of Valley Boulevard for future
13 use. The conduit and pull boxes shall be identified on the street improvement plans,
14 prior to issuance of off-site construction permits.
- 15 93. Prior to occupancy approval, the applicant shall complete the LLMD2 annexation
16 process. Due to the required City Council Public Hearing action, the annexation process
17 takes months and as such the developer is advised to apply for Special District
18 annexation as early-on in the in the process to avoid any delays with permit issuance.
- 19 94. The applicant shall remove any graffiti within 24 hours, before, during, and post
20 construction.
- 21 95. The applicant shall submit full architectural and structural plans with all mechanical,
22 electrical, and plumbing plans, structural calculations, truss calculations and layout,
23 rough grading plans approved by Public Works Engineering, Water Quality
24 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
25 Title 24 Energy Calculations to the Building Division for plan check and review, prior
26 to the issuance of building permits.
- 27 96. The applicant shall provide a Scope of Work on the title page of the architectural plan
28 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
perimeter walls, trash enclosure, etc.).
97. The applicant shall design the structures in accordance with the 2025 California
Building Code, 2025 California Mechanical Code, 2025 California Plumbing Code, and
the 2025 California Electrical Code, 2025 Residential Code and the 2025 California
Green Buildings Standards adopted by the State of California.
98. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
per hour, exposure C and seismic zone D.
99. The applicant shall obtain an Electrical Permit from the Building Division for any
temporary electrical power required during construction. No temporary electrical power

1 will be granted to a project unless one of the following items is in place and approved
2 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
3 fencing around the area where the electrical power will be located.

- 4 100. The applicant shall install any required temporary construction trailer on private
5 property. No trailers are allowed to be located within the public right-of-way. The trailer
6 shall be removed prior to the issuance of a Certificate of Occupancy.
- 7 101. The applicant shall design and construct accessible paths of travel from the building's
8 accessible entrances to the public right-of-way, accessible parking, and the trash
9 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
10 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
11 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
12 of travel shall be the most practical direct route between accessible building entrances,
13 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
14 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 15 102. Prior to issuance of a Building Permit all of the following must be in place on the Site:
16 a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
17 street saying "If there is any dust or debris coming from this site please contact
18 (superintendent number here) or the AQMD if the problem is not being resolved" or
19 something similar to this.
- 20 103. The applicant shall provide temporary toilet facilities for the construction workers. The
21 toilet facilities shall always be maintained in a sanitary condition. The construction
22 toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 23 104. The applicant shall underground all on site utilities to the new proposed structures, prior
24 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
25 by the utility company or the City.
- 26 105. Prior to issuance of Building Permits, site grading final and pad certifications shall be
27 submitted to the Building Division, which include elevation, orientation, and
28 compaction. The certifications are required to be signed by the engineer of record.
106. The applicant shall provide proof of payment to the Colton Joint Unified School District
for all required school fees, prior to the issuance of a building permit.
107. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
areas, and common use areas shall be accessible per the California Building Code,
Chapter 11.
108. The applicant shall place a copy of the Conditions of Approval herein on within the
building plan check submittal set and include the PPD number on the right bottom
corner cover page in 20 point bold, prior to the issuance of a building permit.

- 1 109. The applicant shall ensure that a minimum of 65% of all construction and demo debris
2 shall be recycled using an approved City of Rialto recycling facility during construction.
3 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
4 be placed in the office of the construction site.
- 5 110. Prior to issuance of Building Permits, on site water service shall be installed and
6 approved by the responsible agency. On site fire hydrants shall be approved by the Fire
7 Department. No flammable materials will be allowed on the site until the fire hydrants
8 are established and approved.
- 9 111. The applicant shall comply with all applicable requirements of the California Fire Code
10 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 11 112. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width
12 and turnaround provisions in accordance with CFC Appendix D Table D103.4 or as
13 determined by the fire code official. The required turning radius of fire apparatus access
14 roadways shall be an inside radius of 28 feet and an outside radius of 56 feet.
- 15 113. Indicate on the locations of existing and/or proposed fire hydrants within 300 feet of the
16 proposed project on the site plan within the formal building plan check submittal set.
17 Additional fire hydrants may be required.
- 18 114. The required fire flow is 1,500 GPM at 20 PSI for two hours. This is the minimum fire
19 flow permitted for commercial and industrial buildings per the California Fire Code
20 Appendix B with a 50% reduction for required automatic fire sprinklers.
- 21 115. The project is required to have an automatic fire sprinkler system per the 2022 California
22 Fire Code Local Amendments for all buildings 5,000 square feet or larger.
- 23 116. The project shall comply with the requirements for exiting in the 2022 California
24 Building Code Chapter 10, which requires exits and ingress/egress pathways from the
25 side or rear of the building. This may require design concept changes, reduction in
26 building footprint, and concrete pathways.
- 27 117. Provide a Building Code Analysis on the site plan within the formal building plan check
28 submittal set and include the following code information for each building proposed
area or feature. Provide a description of use(s), occupancy types, occupancy 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. Provide a detailed description of the manufacturing that
will be conducted within the building. Special requirements may apply to building
construction, building setbacks, exiting, ventilation, etc. once this is determined.
118. 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

1 light during the hours of darkness. Lighting shall be designed/constructed in such a
2 manner as to automatically turn on at dusk and turn off at dawn.

3 119. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
4 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
5 darkness. Lighting shall be designed/constructed in such a manner as to automatically
6 turn on at dusk and turn off at dawn.

7 120. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas
8 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of
9 darkness. Lighting shall be designed/constructed in such a manner as to automatically
10 turn on at dusk and turn off at dawn.

11 121. The applicant shall design/construct all lighting fixtures and luminaries, including
12 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
13 by hand.

14 122. The applicant shall provide an illuminated channel letter address prominently placed on
15 the building to be visible to the front of the location and if applicable, visible from the
16 main street to which they are located (e.g. commercial building facing the interior of the
17 property would require two address signs if located adjacent to a roadway), prior to the
18 issuance of a Certificate of Occupancy.

19 123. At the discretion of the Rialto Police Department, the applicant shall install exterior
20 security cameras at the location that cover the entire Site, prior to the issuance of a
21 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police
22 Department via FusionONE web application.

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

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

126. The applicant shall provide an audible alarm within the building, prior to the issuance
of a Certificate of Occupancy. The building shall be alarmed in such a way as to emit a

1 continuous audible notification until reset by responsible personnel (e.g. alarmed exit
2 device / crash bar).

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

7 128. Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a
8 business license tax based on the Rental Income Property tax rate.

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

11 PASSED, APPROVED AND ADOPTED this 6th day of May, 2026.

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13 _____
14 MICHAEL E. STORY, CHAIR
15 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2026.

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 ____, 2026.

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HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT

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Exhibit "A"
Project Plans

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