

**RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2025-0002 FOR SITE AND ARCHITECTURAL REVIEW OF A TRUCK AND TRAILER STORAGE YARD ON A 4.04 ACRE OF SITE (APN 0258-041-28 AND 0258-041-29) AT 2175 SOUTH WILLOW AVENUE IN THE HEAVY INDUSTRIAL (H-IND) ZONE OF THE AGUA MANSA SPECIFIC PLAN.

WHEREAS, the applicant, Outour Storage Investments, proposes to develop and operate a truck and trailer storage yard (“Project”) on 4.04 acres of land (APNs 0258-041-28 and 0258-041-29) at 2175 South Willow Avenue in the Heavy Industrial Zone (H-IND) of the Agua Mansa Specific Plan (“Site”); and

WHEREAS, the Project will consist of refurbishing an existing 5,800 square-foot building, parking for up to 87 trucks and trailers, visitor and employee parking, newly paved surfaces, new landscaping, lighting, masonry block screen walls, a screening gate, drainage improvements, and pedestrian and vehicle access; and

WHEREAS, Pursuant to Section 18.104.025(A)(1) of the Rialto Municipal Code, the Project requires a Precise Plan of Design; and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2025-0002 (“PPD No. 2025-0002”) to facilitate the development of a semi-trailer and truck yard consisting of an existing 5,800 square-foot building, parking for up to 87 trucks and trailers, visitor and employee parking, newly paved surfaces, new landscaping, lighting, masonry block screen walls, a screening gate, drainage improvements, and pedestrian and vehicle access on the Site; and

WHEREAS, on August 20, 2025, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, PPD No. 2025-0002, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD; and closed the public hearing; and

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

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
6 the public hearing conducted with regard to the PPD, including written staff reports, verbal testimony,  
7 site plans, other documents, and the conditions of approval stated herein, the Planning Commission  
8 hereby determines that the PPD satisfies the requirements of Section 18.65.020E of the Rialto  
9 Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan  
10 of Design. The findings are as follows:

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

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

14 The Site has a General Plan land use designation of General Industrial with a Specific Plan  
15 Overlay (Agua Mansa Specific Plan) and a zoning designation of Heavy Industrial (H-  
16 IND) within the Agua Mansa Specific Plan. The Project, as conditioned herein, will comply  
17 with all City ordinances and regulations, including those required by the H-IND zone,  
18 Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code, and Chapter 18.61  
19 (Design Guidelines) of the Rialto Municipal Code. Chapter 18.104 and the H-IND zone  
20 allow for the development and operation of truck yards and outdoor storage yards with  
21 approval of the PPD. Additionally, the Project meets all the required development  
standards of the H-IND zone, Chapter 18.104 (Outdoor Storage Uses) of the Rialto  
Municipal Code, and Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code  
including, but not limited to, required building setbacks, parking, landscaping, building  
height, floor area ratio, etc.

- 22 2. The site is physically suitable for the proposed development, and the proposed  
23 development will be arranged, designed, constructed, and maintained so that it will  
24 not be unreasonably detrimental or injurious to property, improvements, or the health,  
25 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

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

27 The Site will be formed by the merger of Assessor Parcel Numbers 0258-041-28 and 0258-  
28 041-29 under Lot Line Adjustment No. 2025-0001. The resulting parcel will form one  
4.04-acre lot on one (1) public street (South Willow Avenue to the west) and is within the

1 Agua Mansa Specific Plan's Heavy Industrial (H-IND) zone. All the surrounding parcels  
2 are also in the Agua Mansa Specific Plan and zoned Heavy Industrial. To the north of the  
3 project site is a steel welding truck and trailer service repair. To the south is a semi-truck  
4 fueling station. To the southeast is a hazardous materials collection company, To the east  
5 is a truck and trailer storage use facility. To the west, across South Willow Avenue is a  
6 cross-dock warehouse facility. The Site will be screened from public view by a 14-foot-  
7 high decorative block wall. New trees and drought resistant ground cover and shrubs will  
8 be placed along the South Willow Avenue setback.

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

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

13 The Project's effects will be minimized through the implementation of the Conditions of  
14 Approval contained herein, such as landscaping and concrete screen walls. The truck and  
15 trailer storage yard use is consistent with the uses of the parcel that surround the Site. All the  
16 surrounding parcels are also in the Agua Mansa Specific Plan and zoned Heavy Industrial.  
17 To the north of the project site is a steel welding truck and trailer service repair. To the  
18 south is a semi-truck fueling station. To the southeast is a hazardous materials collection  
19 company, To the east is a truck and trailer storage use facility. To the west, across South  
20 Willow Avenue is a cross-dock warehouse facility. The Site will be screened from public  
21 view by a 14-foot-high decorative block wall. New trees and drought resistant ground cover  
22 and shrubs will be placed along the South Willow Avenue setback. The Project is not  
23 expected to negatively impact any surrounding uses with the successful implementation of  
24 measures such as landscape buffering, the installation of solid screen walls, and a driveway  
25 gate 75 feet into the property to prevent trucks stacking in the street.

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

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

The Project is consistent with the Agua Mansa Specific Plan's Heavy Industrial (H-IND) zone  
and is a logical addition to the existing industrial developments that ring the Site and  
throughout 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. The Project is categorically exempt from the requirements of the California  
Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects. The  
Planning Commission directs the Planning Division to file the necessary documentation with the  
Clerk of the Board of Supervisors for San Bernardino County.

1 The project is categorically exempt from the requirements of the California Environmental  
2 Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines  
3 Section 15332 - In-Fill Development Projects - as the project is consistent with the Rialto General  
4 Plan, the Agua Mansa Specific Plan, and the Heavy Industrial (H-IND) zoning designation and the  
5 project occurs on a site less than 5.0 acres. The site was previously developed and heavily disturbed  
6 having been used as a horse carriage manufacturer. The project site is surrounded by H-IND zoned  
7 heavy industrial development and uses. To the north is a steel welding and truck and trailer service  
8 repair. To the south is a semi-truck fuel station. To the southeast is a hazardous materials company.  
9 To the east is a truck and trailer storage use facility. To the west, across South Willow Avenue is  
10 a cross-dock warehouse facility. The project site has no value as habitat for threatened or  
11 endangered species, the project will not result in any significant effects relating to traffic, noise,  
12 air quality, or water quality, and the project site can be adequately served by all required utilities  
13 and public services.

14 The applicant provided three reports to substantiate the CEQA exemption. The first is  
15 “Willow Avenue Trailer Parking Project - Air Quality and Greenhouse Gas Emissions Analysis”,  
16 which is attached hereto as “Exhibit A”. The second is “Hydrology Report: Truck Parking Facility  
17 2175 S Willow Ave Bloomington, CA92316”, which is attached hereto as “Exhibit B”. The third  
18 is a “Preliminary Water Quality Management Plan for 2175 S Willow Avenue Rialto, CA”, which  
19 is attached hereto as “Exhibit C”. The reports provide evidence that the project will not result in  
20 a significant impact as it relates to air quality, greenhouse gases, or water pollution. As previously  
21 mentioned, the project’s TIASA provides evidence that the project will not result in a significant  
22 impact as it relates to traffic.

23 SECTION 4. PPD No. 2025-0002 is granted to Outdoor Storage Investments, in accordance  
24 with the plans and application on file with the Planning Division, subject to the following Conditions  
25 of Approval:

- 26 1. The applicant is granted PPD No. 2025-0002 allowing the development of a truck and  
27 trailer storage yard including the renovation of an existing 5,800 square-foot building  
28 and associated paving, landscaping, lighting, screen walls, and drainage improvements  
on 4.04 acres of land (APN: 0258-041-28 0258-041-29) located at 2175 South Willow

Avenue within the Heavy Industrial Zone of the Agua Mansa Specific Plan (H-IND) zone, subject to the Conditions of Approval contained herein.

2. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the project shall be subject to revocation.
3. The northern most gate on South Willow Avenue shall be set back a minimum of 75 feet from the west property line.
4. The approval of PPD No. 2025-0002 is granted for a one (1) year period from the date of approval. Approval of PPD No. 2025-0002 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. Any request for an extension shall be reviewed by the Community Development Director and shall be based on the progress that has taken place toward the development of the project.
5. The development associated with PPD No. 2025-0002 shall conform to the site plan, floor plan, exterior elevations, conceptual grading plan, and conceptual landscape plan as shown and described as Exhibits A through K attached to the Project Staff Report and as approved by the Planning Commission, except as may be required to be modified based on the Conditions of Approval contained herein.
6. The development associated with PPD No. 2025-0002 shall comply with all Conditions of Approval contained within CDP No. 2025-0002.
7. The development associated with PPD No. 2025-0002 shall comply with all applicable sections of the Rialto Municipal Code, and all other applicable State and local laws and ordinances.
8. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
9. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the

Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary 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. 2022-0070.

10. 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.
11. The applicant shall install decorative pavement within every driveway connected to South Willow Avenue. The decorative pavement shall extend across the entire width of the driveway along South Willow Avenue from the property line to the gate. Decorative pavement means decorative pavers and/or color concrete with patterns and color variety. The decorative pavement shall include a concrete border with a broom finish and a minimum width of twelve (12) inches. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the location and type of decorative pavement shall be identified on the formal Landscape Plan submittal, and other on-site improvement plans, prior to the issuance of building permits.
12. Any new walls, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan-colored slump stone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls visible from the public right-of-way. The pilasters shall be spaced a maximum of 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 elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.

13. Any new fencing installed on site shall be comprised of tubular steel. All fencing shall be identified on the site plan, and an elevation detail for the fencing shall be included in the formal building plan check submittal prior to the issuance of building permits.
14. All light standards installed on site, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface, including the base. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.
15. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the issuance of building permits. The submittal shall include a set of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.
16. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Lilac Avenue. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the 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.
17. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along South Willow Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along South Willow Avenue shall be the Platanus A. "Bloodgood, London Plane Tree," and Olea Wilsonii "Olive Tree." The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
18. The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
19. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and off-site (adjacent to the project site) that is not covered by structures, walkways, parking

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

- 14 20. All planting and irrigation shall be installed on-site in accordance with the approved  
15 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The  
16 installation of the planting and irrigation shall be certified in writing by the landscape  
17 architect responsible for preparing the landscape plans prior to the issuance of a  
18 Certificate of Occupancy.
- 19 21. All gates facing South Willow Avenue shall be louvered and painted black prior to the  
20 issuance of a Certificate of Occupancy, unless specified otherwise herein.
- 21 22. All non-glass doors shall be painted to match the color of the adjacent wall prior to the  
22 issuance of a Certificate of Occupancy.
- 23 23. The applicant shall comply with all conditions of approval for PPD No. 2025-0002 to  
24 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 25 24. The applicant shall pay all applicable development impact fees in accordance with the  
26 current City of Rialto fee ordinance, prior to the issuance of any building permit related  
27 to the Project.
- 28 25. All requirements shall be completed to the satisfaction of the City Engineer prior to  
issuance of a certificate of occupancy unless otherwise noted.
- 26 26. Remove all graffiti within 24 hours pre-construction, during construction, and after a  
Certificate of Occupancy is issued.
- 27 27. The project shall submit civil engineering design plans, reports and/or documents,  
prepared by a registered/licensed civil engineer, for review and approval by the City  
Engineer per the current submittal requirements, prior to the indicated threshold or as  
required by the City Engineer.
- 28 28. The first submittal shall consist of, but is not limited to the following:



- a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
  - b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing & Striping, Landscape & Irrigation, Sewer, Water, etc. (prior off-site construction permit issuance or building permit issuance, whichever occurs first)
  - c. FINAL DRAINAGE STUDY, in conformance with Entitlement submittal study (prior to grading plan approval)
  - d. FINAL WQMP in conformance with Entitlement submittal report (prior to grading plan approval)
  - e. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)
29. The applicant is responsible for requesting address assignment from the Planning Division for any new building, irrigation water meter and electrical pedestal. Addresses for irrigation meters must be based upon approved civil plans. Addresses for electrical pedestals must be based upon approved SCE plans. The main building address shall be included on Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.
30. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval, by the City Engineer.
31. All street cuts for utilities shall be repaired in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction (“Greenbook”). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.
32. A single master Off-site Construction Permit is required for any street, wet utility (RWS only), landscape and irrigation, and street light improvements within the public right-of-way. To expedite and facilitate improvements in the public right-of-way, the applicant is responsible for submitting a multi-phase master plan traffic control plan which includes all phases of construction in the public right-of-way i.e., sewer, water, overhead, underground, etc. prior to the issuance of Off-site Construction Permit. Note, to simplify the permitting process, a single master Off-Site Construction Permit shall replace individual Encroachment Permits to be pulled by the developer's contractor.
33. All applicable landscape easement, and parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer acceptance. Any landscaping that fails during the one-year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer and shall be

subject to a subsequent one-year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.

34. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and new electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole. This may require undergrounding beyond the project limits to prevent any existing poles to remain or new poles to be placed for guy wire purposes along the project frontage. New power poles shall not be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Grading Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.
35. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, all street and/or trench cuts in street newly paved or slurry will be subject to moratorium street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code. Contact the Public Works Department for a list of streets subject to the moratorium.
36. The minimum pavement section for all on-site pavements shall be 3 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.
37. 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 developer 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 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, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.

- 1
- 2 38. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,
- 3 striping, and streetlights, associated with the proposed development shall be replaced as
- 4 required by the City Engineer prior to issuing of a Certificate of Occupancy.
- 5
- 6 39. Construction signing, lighting, and barricading shall be provided during all phases of
- 7 construction as required by City Standards or as directed by the City Engineer. As a
- 8 minimum, all construction signing, lighting and barricading shall be in accordance with
- 9 Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic
- 10 Control Devices, or subsequent editions in force at the time of construction.
- 11
- 12 40. The public street improvements outlined in these conditions of approval are intended to
- 13 convey to the developer an accurate scope of required improvements, however, the City
- 14 Engineer reserves the right to require reasonable additional improvements as may be
- 15 determined during the review and approval of street improvement plans required by
- 16 these conditions.
- 17
- 18 41. Development of the site is subject to the requirements of the National Pollution
- 19 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
- 20 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
- 21 Pursuant to the NPDES Permit, the developer shall ensure development of the site
- 22 incorporates post-construction Best Management Practices (BMPs) in accordance with
- 23 the Model Water Quality Management Plan (WQMP) approved for use for the Santa
- 24 Ana River Watershed. The developer is advised that applicable Site Design BMPs will
- 25 be required to be incorporated into the final site design, pursuant to a site specific
- 26 WQMP submitted to the City Engineer for review and approval.
- 27
- 28 42. Prior to issuance of building permit, Lot Line Adjustment (LLA 2025-0001) shall be
- approved by the City and recorded with the San Bernardino County Recorder's Office.
43. Prior to grading plan approval, submit a final hydrology study to determine the volume
- of increased stormwater runoff due to development of the site, and to determine required
- stormwater runoff mitigation measures for the proposed development. All stormwater
- runoff passing through the site shall be accepted and conveyed across the property in a
- manner acceptable to the City Engineer. For all stormwater runoff falling on the site,
- on-site retention or other facilities approved by the City Engineer shall be required to
- contain the increased stormwater runoff generated by the development of the property.
- Hydrology studies shall be prepared in accordance with the San Bernardino County
- Hydrology Manual and Rialto drainage criteria. Final retention basin sizing and other
- stormwater runoff mitigation measures shall be determined upon review and approval
- of the hydrology study by the City Engineer and may require redesign or changes to site
- configuration or layout consistent with the findings of the final hydrology study. The
- volume of increased stormwater runoff to be retained on-site shall be determined by
- comparing the existing pre-developed condition and proposed developed condition,
- using the 100-year frequency storm. Calculations sizing on-site storm drain lines and
- catch basins shall be included. Final Hydrology Report shall be based upon the

Preliminary Hydrology Report submitted during the Entitlement process with incorporation of reviewer's recommendations.

44. Prior to grading plan approval, direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
45. Prior to grading plan approval, a geotechnical/soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. The geotechnical report shall include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the precise grading plan. Geotechnical reports older than one year shall be reaffirmed by a geotechnical engineer to still be valid or a new geotechnical report will be required.
46. Prior to grading plan approval, submit a Final Water Quality Management Plan identifying site-specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the precise grading plan. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document and FWQMP. Final WQMP shall be based upon the Preliminary WQMP submitted during the Entitlement process with incorporation of reviewer's recommendations.
47. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the current California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer. The developer's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan (SWPPP) as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
48. Prior to issuance of grading permit or on-site construction permit, submit a precise grading and drainage 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.
49. Prior to issuance of grading permit or on-site construction permit, the developer 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 be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance

of any new median, landscape easement, and/or parkway landscaping in the public 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.

50. Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. Tan-colored perimeter screened fencing b. Contractor information signage including contact information along [Street Name] and [Street Name] c. Post dust control signage with the following verbiage: Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG.
51. Prior to issuance of encroachment permit or off-site construction permit, all public improvement plans must be submitted and approved by the City Engineer.
52. Prior to issuance of a building permit, submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and signing and striping unless otherwise approved by the City Engineer.
53. Prior to issuance of building 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 the required street improvements to the satisfaction of the City Engineer.
54. Prior to issuance of building permit, submit off-site landscaping and irrigation system improvement plans for review and approval concurrently with street improvement plan submittal to the Public Works Department. The median irrigation system, parkway irrigation system, and applicable Specific Plan required landscape easement irrigation system shall be separately metered from the on-site private irrigation to facilitate separate utility bill payment by the City after the required one-year maintenance period via the Landscape and Lighting Maintenance District No. 2. The off-site landscape and irrigation plans must show separate electrical meter, water meter, and separate irrigation lateral to be annexed into LLMD2 via a City Council public hearing process. Use of an existing LLMD2 water meter and electrical pedestal is encouraged. The Landscape and Irrigation plans shall be approved concurrently with the Street Improvement plans, including any median portion, applicable easement portion, and/or parkway portion. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter pedestals must not be designed to be installed at or near street intersections or within a raised median to avoid burdensome traffic control set-up during ongoing maintenance. The off-site Landscape and Irrigation plans shall be designed in accordance with the Public Works Landscape Maintenance District Guidelines. Alternatively, a Landscape Maintenance Agreement may be required as determined by the City Engineer.

55. Prior to issuance of building permit or off-site construction permit, the applicant may be required to enter into a Public Improvement Agreement (PIA) with the City and furnish security (i.e. surety bonds, letter of credit, or cash) in amounts determined by the City Engineer.
56. Prior to issuance of building permit, 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.
57. Prior to occupancy approval, all public improvements shall be constructed to City standards subject to the satisfaction of the City Engineer.
58. Prior to occupancy approval, provide certification from West Valley Water District to demonstrate that all water and/or wastewater service accounts have been documented.
59. Prior to occupancy approval, submit a Precise/Final Grade Certification that demonstrates all grading is in conformance with the approved precise grading plan, to the Engineering Division.
60. Prior to occupancy approval, submit as-built plans or record drawings to the Engineering Division for review and approval by the City Engineer.
61. Prior to occupancy approval, submit a WQMP Certification that demonstrates that all structural BMPs have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
62. Prior to occupancy approval, the developer must complete the LLMD2 annexation process. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to apply for Special District annexation as early-on in the process to avoid any delays with permit issuance.
63. Prior to occupancy approval, a WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP.
64. Prior to occupancy approval, replace any existing non-compliant, damaged, or unsatisfactory sidewalk, curb & gutter, pavement, and landscaping along the project frontage to the satisfaction of the City Engineer. A site inspection is recommended so that any replacement of public improvements is included in the street improvement plans.
65. Prior to occupancy approval, construct a commercial driveway approach in accordance with City of Rialto Standard Drawing No. SC-214. The driveway approach shall be

constructed so the top of "X", BCR, and ECR is at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does 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 of 5-foot width meeting ADA guidelines.

66. Prior to occupancy – Willow Avenue is designated a Commercial Collector with a 64-foot street right of way and 40-foot width curb-to-curb. The developer shall submit street improvement plans that include, but are not limited, to the following:
  - a. Existing asphalt pavement within these limits shall be removed and reconstructed from curb to curb with a minimum pavement section of 4 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, a street 2" grind and overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements as approved by the City Engineer.
  - b. 5.0-foot-wide sidewalk, property line adjacent, along Willow Avenue.
  - c. Reconstruction of two existing driveway approaches
  - d. Landscape & irrigation along property frontage
  - e. Signing & Striping
  - f. Undergrounding of overhead utilities along project frontage
67. Shall comply with the latest adopted edition of the California Code of Regulations Title 24, also known as the Building Code. The Building Codes and the edition shall be listed and published on the plans.
68. Shall comply with all applicable City of Rialto Municipal Codes and Ordinances. Plans shall incorporate any special provisions listed in the City of Rialto Municipal Codes and Ordinances.
69. Structures designed to and follow the City of Rialto Design Criteria handout.
70. Precise grading plan shall be submitted to Building and Engineering.
71. Pursuant to the California Business and Professions Code, when required, the designer shall be a Licensed Architect or Registered Professional Engineer.
72. The owner shall ensure all contractors, sub-contractors, special inspectors, testing labs, suppliers, and vendors working or distributing in the City of Rialto shall secure a City of Rialto Business License. A list of contractors, sub-contractors, special inspectors, testing labs, suppliers, and vendors and their business license number must be kept and

provided to the City of Rialto when requested. The City of Rialto Sub-Contractor Report Form must be completed and submitted to Business Licensing prior to Final and or Certificate of Occupancy.

73. The owner shall verify if the structure is in a flood hazard area as indicated on the Flood Insurance Rate Map and provide an elevation certificate in accordance with the National Flood Insurance Program. Plans shall show the finished floor elevations above the Base Flood Elevation.
74. The owner shall verify if the structure is in a Fire Severity Zone and implement the design features listed in the Building Codes. The plans shall indicate on the cover sheet if the site in a Fire Severity Zone.
75. The owner shall submit a hazardous materials inventory and disclosure form and shall be provided with a complete listing of SDS sheets, storage locations, how they are stored, and types of containers. A technical report and opinion prepared by an approved consultant shall be submitted for review and approval prior to or as part of the submission for a building permit.
76. Firestopping details shall be provided on the plans. Where a Firestopping condition occurs that is not covered by the details provided, a revision shall be provided by the designer of record or Firestop contractor. Where requested, the designer of record or firestop contractor shall provide the firestopping submittal for review and or reference.
77. Firestopping shall be performed by a firestop contractor.
78. Firestopping special inspector is required.
79. Owners shall secure approval from the County of San Bernardino, Department of Environmental Health Services and the Air Quality Management District prior to the issuance of any permit where hazardous materials are stored and/ or used.
80. Owners shall secure approval from the County of San Bernardino, Department of Environmental Health Services and the Air Quality Management District prior to the issuance of any permit where an on-site generator is proposed.
81. Owners shall secure approval from the County of San Bernardino, Department of Environmental Health Services for projects related to Public - Pools, Restaurants, Retail Food Facility, Wholesale Food Distribution, Body Art, Walk-in coolers, and other related projects.
82. Site shall be designed and graded to provide access to all entrances, access between buildings, and exterior ground floor exits.
83. Lot lines, easements, etc. and adjustments, shall be located so as to not cause any existing structure to become non-conforming with the latest adopted edition of the



California Code of Regulations Title 24 or any other applicable, law, or ordinance, and or cause any utilities to cross other properties other than its own.

84. Provide a required plumbing fixture calculation consistent with IAW Table 422.1 California Plumbing Code (CPC).
85. Provide required ventilation consistent with IAW Chapter 4 of the California Mechanical Code (CMC).
86. Grease interceptors shall be designed and installed per the California Code of Regulations (CCR) Title 24, Part 5. Each business establishment for which a gravity grease interceptor is required shall have an interceptor which shall serve that establishment.
87. New or existing residential On-Site Water Treatment Systems shall meet the State Water Board Tier 1 requirements and follow the City of Rialto On Site Water Treatment Systems guidelines.
88. If the site is Commercial or Industrial, or the proposed Onsite Wastewater Treatment System cannot meet OWTS-P Tier 1 design requirements, a Supplemental Treatment System, Seepage Pit, or Alternative Dispersal System shall be submitted to the Santa Ana Water Board –for review and approval.
89. Designer of record shall list the type and frequency of special inspections.
90. Special inspectors shall complete a City of Rialto Special Inspector Registration form before performing any inspections.
91. Permits are required prior to the removal and/ or demolition of any structure.
92. A construction waste management plan shall be prepared by the owner, designer, or general contractor and provided to the City of Rialto when requested. Shall comply with Construction and Demolition Diversion (C&D) requirements established by AB 939 and regulated by CCR Title 24, Part 11. May collect, transport, and dispose/ recycle the construction and demolition materials generated within their own specific site provided its transported to a CalRecycle facility and 65% diversion is achieved. Receipts and certificates of diversion must be kept and provided to the City of Rialto when requested. May contract with Burrtec Waste, the franchise hauler for the City of Rialto, and request a diversion report which will be provided at the completion of the project. Diversion report must be kept and provided to the City of Rialto when requested.
93. Trash enclosures shall be on an accessible route and meet the Burrtec Design Guidelines for Solid Waste, Recyclable & Organic Enclosures.
94. Exterior lighting shall meet the City of Rialto ordinances and CCR Title 24, Part 6. Exterior lighting shall not infringe on adjoining properties.

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- 2 95. The owner is responsible for the coordination of the Final Occupancy and issuance of
- 3 the Certificate of Occupancy. The owner shall obtain clearances from all departments
- 4 prior to requesting a final building inspection from Building and Safety.
- 5 96. PRIOR TO PERMIT ISSUANCE:
- 6 a. Owners shall secure will serve letters from the Utility Company for the Water and
- 7 Sewer utilities not serviced by the Rialto Utilities Department. The will serve letter
- 8 shall be submitted to Building and Safety.
- 9 b. Shall submit pad certification Engineering division.
- 10 c. Shall submit a soils report prepared by a registered geotechnical engineer to the
- 11 Engineering division.
- 12 d. Shall pay all applicable school fees. School fees need to be paid to the school
- 13 district where the project is located. Copy of receipts shall be provided to Building
- 14 and Safety.
- 15 e. Shall pay all applicable fees and development impact fees.
- 16 f. Tract or Parcel Map shall be recorded with the County of San Bernardino and
- 17 submitted to the Engineering division.
- 18 g. Shall submit notarized authorization letter if the permit application is not
- 19 submitted by or obtained by the owner of the property.
- 20 97. Site shall be addressed and readily identifiable. Site address shall be viewable and
- 21 legible from the right of way. Site address shall be provided to the satisfaction of the
- 22 inspector. Failure to provide will result in a correction notice and or stop work notice.
- 23 98. Site shall be protected by a security fence and screening. Fencing and screening shall be
- 24 maintained and kept free of any graffiti. Failure to maintain will result in a correction
- 25 notice and/or stop work notice.
- 26 99. Temporary toilet facilities shall be provided and maintained in a sanitary condition. The
- 27 number of toilet facilities shall comply with State and local laws.
- 28 100. All fire apparatus access roadways must be maintained unobstructed and drivable by
- fire apparatus throughout the construction process. Access roadways shall be hard
- surfaced (paved/concrete) and capable of holding an imposed load of 75,000 pounds
- including in adverse weather conditions.
101. Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible
- and fire hydrant(s) shall be capable of flowing required GPM and shall be
- tested/accepted by Rialto Fire Dept. prior to dropping any lumber for construction.
102. Prior to combustibles being brought to the site, the developer shall provide written
- certification from the local water purveyor, dated within the last thirty (30) days, that:
- a. All public fire hydrants or water purveyor connections required of the project have
- been installed, tested, and approved, and
- b. Are permanently connected to the public water main system, and

- c. Are capable of supplying the required fire flow as required by Rialto Fire Department.
103. The proposed project shall pay all applicable development impact fees, pursuant to the City of Rialto Ordinances adopted at the time of permit issuance and that are amended from time to time.
104. The owner and contractor shall protect the public during the construction phase IAW the CBC and the Rialto Municipal Code.
105. The owner and contractor shall ensure compliance with the City of Rialto noise control ordinance. Violations of the noise ordinance will result in a disturbing the peace complaint to the Police Department and possible citation for failure to comply.
- October 1st to April 30th
    - o Monday to Friday: 7AM to 5:30PM
    - o Saturday: 8AM to 5PM
    - o Sunday and Holiday: No work permitted
  - May 1st to September 30th
    - o Monday to Friday: 6AM to 7:00PM
    - o Saturday: 8AM to 5PM
    - o Sunday and Holiday: No work permitted
106. Temporary Electrical power and facilities shall obtain an electrical permit from Building and Safety.
107. Temporary Construction Trailer directly associated with the construction process requires an approved plan and permit.
108. Construction and Demolition Diversion (C&D) Diversion report must be kept and provided to the City of Rialto when requested.
109. PRIOR TO OCCUPANCY
- a. Shall receive final sign offs and release from all departments.
  - b. Shall pay any outstanding fees.
  - c. Shall submit a Precise Grade certification to Building and Safety and Engineering division.
  - d. Post construction BMPs shall be completed and accepted by City of Rialto Engineering.
  - e. Shall submit a Special Inspection Final Report.
  - f. Shall provide all energy certificates of compliances and reports IAW with the California Energy Code.
  - g. Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure and on both corners of the building facing the street. The address shall be illuminated and be visible from the street and shall not be obstructed in any manner. Roof mounted

addressing for aerial support shall be provided for flat roofs or as directed by the fire code official and shall be a minimum of 3-feet in height, face the street in which it is addressed, be contrasting in color and durable enough for the weather conditions in which it will be exposed.

- h. A lighted directory (site map), meeting Rialto Fire Department specifications, is required at each entrance to the complex. A site plan with all building locations identified by a number or letter, space numbers, fire protection equipment, etc. and shall be reviewed and approved by Rialto Fire Department prior to installation.
- i. Final Construction and Demolition Diversion (C&D) Diversion report must be kept and provided to the City of Rialto.

110. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.

111. The applicant shall illuminate all walkways, passageways, and locations where pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.

112. 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.

113. 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.

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

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

116. 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.

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

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

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

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 20th day of August 2025.

JERRY GUTIERREZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss  
CITY OF RIALTO )

1 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the  
2 foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted at a regular meeting of the  
3 Planning Commission of the City of Rialto held on the 20th day of August 2025.

4 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning  
5 Commissioner\_\_\_\_\_, the foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted.

6 Vote on the motion:

7 AYES:

8 NOES:

9 ABSENT:

10 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
11 Rialto this 20th day of August 2025.

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16 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT  
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25 Exhibit A  
26 "Willow Avenue Trailer Parking Project - Air Quality and Greenhouse Gas Emissions Analysis"  
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Exhibit B  
“Hydrology Report: Truck Parking Facility 2175 S Willow Ave Bloomington, CA92316”

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Exhibit C  
“Preliminary Water Quality Management Plan for 2175 S Willow Avenue Rialto, CA”