

1 **WHEREAS**, in conjunction with the Project, the applicant submitted Conditional
2 Development Permit No. 2022-0019 (“CDP No. 2022-0019”) to facilitate the development and
3 operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square
4 foot industrial warehouse building on the Site, and CDP No. 2022-0019 is necessary to facilitate
5 the Project; and

6 **WHEREAS**, on April 15, 2026, the Planning Commission of the City of Rialto conducted
7 a duly noticed public hearing, as required by law, on PPD No. 2022-0031, GPA No. 2022-0001,
8 SPA No. 2022-0002, and CDP No. 2022-0019, took testimony, at which time it received input
9 from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed
10 PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019; and
11 closed the public hearing; and

12 **WHEREAS**, on April 15, 2026, the Planning Commission voted 6-0 (1 Absence) to
13 recommend approval of PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP
14 No. 2022-0019 to the City Council; and

15 **WHEREAS**, on June 9, 2026, the City Council conducted a duly noticed public hearing,
16 as required by law, on PPD No. 2022-0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP
17 No. 2022-0019, took testimony, at which time it received input from staff, the city attorney, and
18 the applicant; heard public testimony; discussed the proposed PPD No. 2022-0031, GPA No. 2022-
19 0001, SPA No. 2022-0002, and CDP No. 2022-0019; and closed the public hearing; and

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

21 **NOW, THEREFORE**, the City Council hereby finds, determines, and resolves as follows:

22 **SECTION 1.** The City Council hereby specifically finds that all of the facts set forth in the
23 recitals above of this Resolution are true and correct and incorporated herein.

24 **SECTION 2.** Based upon the forgoing and substantial evidence presented to the City
25 Council during the public hearing conducted with regard to PPD No. 2022-0031, including, but not
26 limited to, written staff reports, verbal testimony, presentations by City staff, site plans, other
27 supporting documents, and the conditions of approval stated herein, the City Council hereby
28 determines that PPD No. 2022-0031 satisfies the requirements of Section 18.65.020E of the Rialto

1 Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan
2 of Design. The findings are as follows:

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

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

6 GPA No. 2022-0001, prepared in conjunction with the Project, will change the general plan
7 land use designation of the Site to Business Park (BP) with a Specific Plan Overlay. SPA
8 No. 2022-0002, prepared in conjunction with the Project, will change the specific plan
9 zoning designation of the Site to Industrial Park (I-P) within the Gateway Specific Plan.
10 The Project, as conditioned herein, will comply with all City ordinances and regulations
11 including those of the proposed I-P zoning district, the Gateway Specific Plan, and the
12 City's Design Guidelines. The I-P zoning district allows for the development and operation
13 of industrial warehouse buildings, as proposed by the Project. Additionally, the Project
14 meets all of the required development standards of the proposed I-P zoning district
15 including, but not limited to, required building setbacks, parking, landscaping, building
16 height, floor area ratio, etc.

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

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

19 The Site is 38.89 gross acres (38.78 net acres) in size, bound by two (2) public street
20 (Locust Avenue to the east and Lowell Street to the north), and is within the General
21 Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. To the north
22 of the project site, across Lowell Street, are several existing industrial developments, and
23 to the east, across Locust Avenue, is approximately 4.75 acres of vacant land. To the south
24 are several existing industrial developments, and to the west is a concrete mix
25 manufacturing facility operated by Robertson's Ready Mix. The nearby area is
26 predominantly designated for and developed with industrial uses, and as a result, there are
27 no sensitive land uses adjacent to the project site. The project is not expected to negatively
28 impact any uses with the successful implementation of measures such as landscape
buffering, the installation of solid screen walls, aesthetic building enhancements, and other
traffic related measures.

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

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

2 The Project's effects will be minimized through the implementation of the Conditions of
3 Approval contained herein, such as extensive landscaping, concrete screen walls, decorative
4 paving, and enhanced architectural features. To the north of the project site, is vacant land
5 with a wireless telecommunications facility, to the east is an existing self-storage facility and
6 Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial
7 building, and to the south across Valley Boulevard, is a vacant non-conforming site. The
8 Project is consistent with the proposed I-P zoning district and the surrounding land uses. The
9 nearby area is predominantly designated for and developed with industrial uses, and as a
10 result, there are no sensitive land uses adjacent to or across the street from the project site.
11 The project is not expected to negatively impact any uses with the successful implementation
12 of measures such as landscape buffering, the installation of solid screen walls, and aesthetic
13 building enhancements.

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

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

17 The Project is consistent with the proposed Industrial Park (I-P) zoning district and is a logical
18 addition to the existing industrial buildings and developments to the west and northeast of the
19 Site and throughout much of the Gateway Specific Plan area. The design of the Project will
20 ensure a continuation of the public improvements and aesthetics present in the surrounding
21 area. The City staff have reviewed the design of the Project to ensure compliance with all
22 health, safety, and design requirements to ensure the Project will enhance the infrastructure
23 and aesthetics of the local community.

24 **SECTION 3.** An Initial Study (Environmental Assessment Review No. 2022-0033) has
25 been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No.
26 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the
27 findings and recommended mitigation with the Initial Study, staff determined that the project will not
28 have an adverse impact on the environment, provided that mitigation measures are implemented, and
29 a Mitigated Negative Declaration was prepared. On June 9, 2026, the City Council adopted the Final
30 Mitigated Negative Declaration prepared for the Project.

31 **SECTION 4.** Based upon the forgoing and substantial evidence presented to the City Council
32 during the public hearing conducted with regard to PPD No. 2022-0031, including, but not limited to,
33 written staff reports, verbal testimony, presentations by City staff, site plans, and other supporting

1 documents, and the conditions of approval stated herein, the City Council hereby approves PPD No.
2 2022-0031, in accordance with the plans and application on file with the Planning Division, subject
3 to the following conditions:

- 4 1. The applicant is granted PPD No. 2022-0031 allowing the development of one (1)
5 46,758 square foot industrial warehouse building and one (1) 73,210 square foot
6 industrial warehouse building and associated paving, landscaping, fencing, lighting, and
7 drainage improvements on approximately 6.02 acres of land (APNs: 0132-182-08, -09,
8 & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow
9 Avenue, subject to the Conditions of Approval contained herein.
- 10 2. The approval of PPD No. 2022-0031 is granted for a two (2) year period from the date
11 of approval. Approval of PPD No. 2022-0031 will not become effective until the
12 applicant has signed a Statement of Acceptance acknowledging awareness and
13 acceptance of the required Conditions of Approval contained herein. Any request for
14 an extension shall be reviewed by the Community Development Director and shall be
15 based on the progress that has taken place toward the development of the project.
- 16 3. The development associated with PPD No. 2022-0031 shall conform to the site plan,
17 floor plan, exterior elevations, conceptual grading plan, and conceptual landscape plan
18 attached hereto as Exhibit A, except as may be required to be modified based on the
19 Conditions of Approval contained herein.
- 20 4. The development associated with PPD No. 2022-0031 shall comply with all Conditions
21 of Approval contained within GPA No. 2022-0001, SPA No. 2022-0002, and CDP No.
22 2022-0019.
- 23 5. The development associated with PPD No. 2022-0031 shall comply with all applicable
24 sections of the Gateway Specific Plan, the Rialto Municipal Code, and all other
25 applicable State and local laws and ordinances.
- 26 6. City inspectors shall have access to the site to reasonably inspect the site during
27 normal working hours to assure compliance with these conditions and other codes.
- 28 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
and/or any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
demands, law suits, writs of mandamus, and other actions and proceedings (whether
legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
dispute resolutions procedures (including, but not limited to arbitrations, mediations,
and other such procedures), (collectively “Actions”), brought against the City, and/or
any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
annul, the any action of, or any permit or approval issued by, the City and/or any of
its officials, officers, employees, agents, departments, agencies, and instrumentalities

1 thereof (including actions approved by the voters of the City), for or concerning the
2 Project (collectively, the “Entitlements”), whether such Actions are brought under
3 the California Environmental Quality Act, the Planning and Zoning Law, the
4 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
5 California Public Records Act, or any other state, federal, or local statute, law,
6 ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
7 condition to indemnify, protect, defend, and hold the City harmless shall include, but
8 not be limited to (i) damages, fees and/or costs awarded against the City, if any, and
9 (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in
10 connection with such proceeding whether incurred by applicant, Property owner, or
11 the City and/or other parties initiating or bringing such proceeding (collectively,
12 subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary
13 contained herein, the Applicant shall not be liable to the City Parties under this
14 indemnity to the extent the Damages incurred by any of the City Parties in such
15 Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross
16 negligence in connection with issuing the Entitlements. The applicant shall execute
17 an agreement to indemnify, protect, defend, and hold the City harmless as stated
18 herein within five (5) days of approval of PPD No. 2022-0031.

- 19 8. In accordance with the provisions of Government Code Section 66020(d)(1), the
20 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
21 subject to protest by the applicant at the time of approval or conditional approval of
22 the Project or within 90 days after the date of the imposition of the fees, dedications,
23 reservations, or exactions imposed on the Project.
- 24 9. Approval of PPD No. 2022-0031 will not be valid until such time that the City Council
25 has approved GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019,
26 which were prepared in conjunction with the Project.
- 27 10. The applicant shall complete and abide by all pre-construction mitigation measures
28 contained within the Mitigation Monitoring and Reporting Program associated with
29 Environmental Assessment Review No. 2022-0033, prior to the issuance of a grading
30 permit.
- 31 11. The applicant shall complete and abide by all during-construction mitigation measures
32 contained within the Mitigation Monitoring and Reporting Program associated with
33 Environmental Assessment Review No. 2022-0033, prior to the conducting of a final
34 inspection by the Building Division.
- 35 12. The applicant shall secure the services of a tribal cultural monitor to be present during
36 all ground disturbance activities associated with the construction of this project. The
37 tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-
38 Kizh Nation, and documentation of coordination between the applicant and the
39 Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the
40 Planning Division prior to the issuance of a grading permit.

- 1 13. The applicant shall install decorative pavement within each driveway connected to
2 Valley Boulevard and Willow Avenue. The decorative pavement shall extend across
3 the entire width of each driveway and shall have a minimum depth of twenty-five (25)
4 feet as measured from the property lines along Valley Boulevard and Willow Avenue.
5 Decorative pavement means decorative pavers and/or color concrete with patterns and
6 color variety. The location of the decorative pavement shall be identified on the Precise
7 Grading Plan prior to the issuance of a grading permit. Additionally, the location and
8 type of decorative pavement shall be identified on the formal Landscape Plan submittal,
9 and other on-site improvement plans, prior to the issuance of building permits.
- 10 14. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
11 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage
12 downspouts through the interior of the buildings. The internal downspouts shall be
13 identified within the formal building plan check submittal prior to the issuance of
14 building permits.
- 15 15. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
16 Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns,
17 at least three (3) feet in depth from the main wall plane, at all height variations on all
18 four (4) sides of the building. The parapet returns shall be demonstrated on the roof
19 plans within the formal building plan check submittal prior to the issuance of building
20 permits.
- 21 16. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
22 Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof
23 access only for the building. The internal roof access shall be identified within the
24 formal building plan check submittal prior to the issuance of building permits.
- 25 17. All new walls, including any retaining walls, shall be comprised of decorative masonry
26 block or decorative concrete. Decorative masonry block means tan-colored slumpstone
27 block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured
28 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or
trim lines. Pilasters shall be incorporated within all new walls visible from the public
right-of-way. The pilasters shall be spaced a maximum of seventy (70) feet on-center
and shall be placed at all corners and ends of the wall. All pilasters shall protrude a
minimum of six (6) inches above and have a depth and width of at least three (3) feet.
All decorative masonry walls and pilasters, including retaining walls, shall include a
decorative masonry cap. All walls and pilasters shall be identified on the site plan and
Precise Grading Plan, and an elevation detail for the walls shall be included in the formal
building plan check submittal prior to the issuance of building permits.
18. Any new fencing installed on site shall be comprised of tubular steel. Decorative
masonry or decorative concrete pilasters, with a minimum dimension of thirty-six (36)
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

1 means painted concrete with patterns, reveals, and/or trim lines. The pilasters shall be
2 spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and
3 ends of the fencing. All decorative masonry pilasters shall include a decorative masonry
4 cap. All fencing and pilasters shall be identified on the site plan, and an elevation detail
5 for the fencing and pilasters shall be included in the formal building plan check submittal
6 prior to the issuance of building permits.

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

19. The applicant shall construct at least one (1) ADA accessible trash enclosure for each building on the project site. The trash enclosures shall provide room for one (1) commercial waste container and one (1) commercial recycling container. The exterior of each trash enclosure shall match the material and base color of the buildings. Additionally, the trash enclosures shall contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not acceptable materials to use as a part of the trash enclosures. The location of the trash enclosures shall be identified on the site plan within the formal building plan check prior to the issuance of building permits. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.

20. All light standards installed on site, shall have a maximum height of twenty-eight (28) 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.

21. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.

22. The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

23. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Valley Boulevard, and Willow 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.

- 1 24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
2 right-of-way parkway along Valley Boulevard. All trees within the public right-of-way
3 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
4 Thereafter, the trees within the public right-of-way parking shall be permanently
5 irrigated and maintained, as required by the Public Works Department. The street tree
6 species along Valley Boulevard shall be the *Tristania Conferta* “Brisbane Box” and/or
7 the *Liriodnedron Tulipifera* “Tulip Tree”. The street trees shall be identified on the
8 formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 9 25. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
10 right-of-way parkway along Willow Avenue. All trees within the public right-of-way
11 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
12 Thereafter, the trees within the public right-of-way parking shall be permanently
13 irrigated and maintained, as required by the Public Works Department. The street tree
14 species along Willow Avenue shall be the *Geijera Parviflora* “Australian Willow”
15 and/or the *Lagerstromia Indica* “Crape Myrtle”. The street trees shall be identified on
16 the formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 17 26. The applicant shall plant shrubs that surround all ground mounted equipment and utility
18 boxes, including transformers, fire-department connections, backflow devices, etc. for
19 the purpose of providing screening of said equipment and utility boxes. All equipment
20 and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial
21 planting, and the shrubs shall be spaced no more than three (3) feet on-center.
22 Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated
23 and maintained into a continuous box-shape with a height of no less than three and one-
24 half (3.5) feet above the finished grade. The shrubs shall be identified on the formal
25 Landscape Plan submittal prior to the issuance of a landscape permit.
- 26 27. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
27 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
28 areas, and driveways, as approved by the Planning Division, unless specified otherwise
herein. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs
and groundcover shall be planted an average of three (3) feet on-center or less, or as
approved by the Planning Division. All trees shall be minimum of fifteen (15) gallons
in size upon initial planting, unless otherwise specified herein. At least fifty (50) percent
of the trees shall consist of evergreen broadleaf trees, while the remaining percentage
may consist of broadleaf deciduous trees and/or palm trees. All shrubs shall be a
minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas
shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or
decorative rock upon initial planting. Pea gravel and decomposed granite are not
acceptable materials to use within planter areas. All planter areas on-site shall be
permanently irrigated and maintained. The planting and irrigation shall be identified on
the formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 28 28. All planting and irrigation shall be installed on-site in accordance with the approved
landscape plans and permit prior to the issuance of a Certificate of Occupancy. The

1 installation of the planting and irrigation shall be certified in writing by the landscape
2 architect responsible for preparing the landscape plans prior to the issuance of a
Certificate of Occupancy.

- 3 29. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
4 of a Certificate of Occupancy, unless specified otherwise herein.
- 5 30. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
6 issuance of a Certificate of Occupancy.
- 7 31. The applicant shall comply with all conditions of approval for PPD No. 2022-0031 to the
8 satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 9 32. All improvements within the public right-of-way require a City of Rialto Encroachment
10 Permit.
- 11 33. The applicant shall pay all applicable development impact fees in accordance with the
12 current City of Rialto fee ordinance including any applicable Transportation Fair Share
13 Contribution fees subject to the California Construction Cost Index (CCCI) for escalation
of construction costs, prior to the issuance of any building permit related to the Project.
- 14 34. Prior to issuance of building permit, the applicant shall pay all applicable development
15 impact fees in accordance with the current City of Rialto fee ordinance including
16 Transportation Fair Share Contribution fees. The fair-share amount shall be subject to the
California Construction Cost Index (CCCI) for escalation of construction costs.
- 17 35. The applicant is responsible for requesting address assignment from the Planning
18 Division for any new building, irrigation water meter and electrical pedestal. Addresses
19 for irrigation meters must be based upon approved civil plans. Addresses for electrical
20 pedestals must be based upon approved SCE plans. The main building address shall be
21 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.
- 22 36. A separate Off-Site Construction Permit is required for each type of improvement within
23 the public right-of-way, including street, dry utility, and wet utility (RWS only). To
24 expedite and coordinate all improvements in the public right-of-way, the applicant shall
25 submit a multi-phase master traffic control plan that includes all phases of construction
(e.g., sewer, water, overhead, underground, etc.) prior to permit issuance. For simplicity,
26 the Off-Site Construction Permits will replace individual Encroachment Permits typically
obtained by the developer's contractor.
- 27 37. At the discretion of the City Engineer, the applicant shall apply for annexation of the
28 underlying property into City of Rialto Landscape and Lighting Maintenance District No.
2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on the
property. An application fee of \$5,000 shall be paid at the time of application. Annexation

1 into LLMD 2 is a condition of acceptance of any new median, parkway, and/or easement
2 landscaping, or any new public street lighting improvements, to be maintained by the City
3 of Rialto. All final approved plans and documents required for the annexation shall be
4 submitted by the property owner prior to issuance of a building permit. The annexation
5 process shall be completed prior to recordation of any applicable Final Tract/Parcel Maps.
6 For developments with no Final Maps or if the Final Map does not create any new parcels,
7 the annexation process shall be completed prior to issuance of any certificate of
8 occupancy. Due to the required City Council Public Hearing action, the annexation
9 process takes months and as such the developer is advised to submit all plans and
10 documents required for Special District annexation as early-on in the in the plan review
11 and permitting process to avoid any delays with issuance of permit(s) and certificate(s) of
12 occupancy or approval of final map(s).

9 38. The applicant shall submit off-site landscaping and irrigation system improvement plans
10 for review and approval at the time of first (1st) public improvement plan submittal to the
11 Engineering Services Department. The parkway irrigation system shall be separately
12 metered from the on-site private irrigation to be maintained for a period of one (1) year
13 and annexed into a Special District. The off-site landscape and irrigation plans must show
14 separate electrical and water meters to be annexed into the Landscape and Lighting
15 Maintenance District No. 2 via a City Council Public Hearing. The landscape and
16 irrigation plans shall be approved concurrently with the street improvement plans,
17 including the median portion, prior to issuance of a building permit. The landscaping
18 architect must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602
19 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical
20 and water irrigation meter pedestals must not be designed to be installed at or near street
21 intersections or within a raised median to avoid burdensome traffic control set-up during
22 ongoing maintenance. The off-site Landscape and Irrigation plans shall be designed in
23 accordance with the Maintenance and Facilities' Landscape Maintenance District
24 Guidelines.

19 39. All median, applicable landscape easement, and parkway landscaping shall be guaranteed
20 for a period of one year from the date of acceptance by the City Engineer acceptance. Any
21 landscaping that fails during the one-year landscape maintenance period shall be replaced
22 with similar plant material to the satisfaction of the City Engineer and shall be subject to
23 a subsequent one-year landscape maintenance period. The applicant must contact the City
24 of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm a full twelve (12)
25 months' time of non-interrupted ongoing maintenance.

24 40. The applicant shall install City Engineer approved deep root barriers, in accordance with
25 the Engineering Services Department Landscape and Irrigation Guidelines, for all trees
26 installed within ten (10) feet of the public sidewalk and/or curb.

26 41. All new street lights shall be installed on an independently metered, City-owned
27 underground electrical system. The developer shall be responsible for applying with
28 Southern California Edison ("SCE") for all appropriate service points and electrical
meters. New meter pedestals shall be installed, and electrical service paid by the

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

- 4 42. If and where deficiencies in the existing system occur, the applicant shall construct a new
5 underground electrical system for public street lighting improvements along the project
6 frontages of Valley Boulevard, and Willow Avenue, as determined necessary by the City
7 Engineer. New marbelite streetlight poles with LED light fixtures shall be installed in
8 accordance with City of Rialto Standard Drawings, as determined necessary by the City
9 Engineer. Additionally, the applicant shall provide 2" conduit and pull boxes along the
10 opposite side of the street for continuation of the streetlight system for future built out.
- 11 43. The applicant shall submit street light improvement plans, along the entire project
12 frontage, prepared by a registered California civil engineer to the Engineering Services
13 Department for review. The plans shall be approved by the City Engineer prior to the
14 issuance of building permit or off-site construction permit.
- 15 44. The applicant shall submit sewer improvement plans by a registered California civil
16 engineer to the Engineering Services Department for review. The plans shall be approved
17 by the City Engineer prior to the issuance of building permits in accordance with an
18 approved Subdivision Improvement Agreement.
- 19 45. The applicant shall submit copies of approved water improvement plans prepared by a
20 registered California civil engineer to the Engineering Services Department for record
21 purposes. The plans shall be approved by Rialto Water Services, the City's water
22 purveyor, prior to the issuance of building permits in accordance with an approved
23 Subdivision Improvement Agreement.
- 24 46. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
25 registered civil engineer to the Engineering Services Department for review and approval.
26 The Grading Plan shall be approved by the City Engineer prior to the issuance of any
27 building permit.
- 28 47. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
registered Geotechnical Engineer, for and incorporated as an integral part of the grading
plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
submitted to the Engineering Services Department with the first submittal of the Precise
Grading Plan.
48. 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:

- a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
 - b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing & Striping, Landscape & Irrigation, traffic signal modification, etc. (prior to off-site construction permit issuance, whichever occurs first)
 - c. FINAL DRAINAGE STUDY (prior to grading plan approval)
 - d. FINAL WQMP (prior to grading plan approval)
 - e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, LOT MERGER, VACATION, etc.) (prior to Building Permit Issuance or Occupancy Release).
 - f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)
49. The applicant shall provide rough grade (pad elevation) certification, engineered-fill certification, and compaction report for all building pads in conformance with the approved rough or precise grading plan, to the Engineering Services Department prior to construction of any building foundation or issuance of building permit.
50. Prior to issuance of building permit, the applicant shall submit a Public Improvement Agreement (PIA) and the required security to the Engineering Division for review and acceptance.
51. The applicant shall provide precise/final grade certification prior to Certificate of Occupancy approval.
52. Prior to issuance of a building permit, the applicant shall submit a Lot Merger addressing the 3 parcels, to the Engineering division for review and approval and recordation with the San Bernardino County Recorder's office
53. The public and street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required by these conditions.
54. Prior to grading plan approval, the applicant shall provide preliminary Southern California Edison (SCE) plans to the Engineering Division for review. The plans shall show undergrounding of overhead utilities as follows:
- a. East side of Willow Avenue from Valley Boulevard to the northerly property line of APN 0132-202-05
 - b. North side of Valley Boulevard from Willow Avenue to the easterly project property line.
 - c. All improvements shall comply with City standards and requirements.
55. Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift

1 prior to completion of on-site construction will not be allowed unless prior authorization
2 has been obtained from the City Engineer. Completion of asphalt concrete paving for
3 streets prior to completion of on-site construction activities, if authorized by the City
4 Engineer, will require additional paving requirements prior to acceptance of the street
improvements, including, but not limited to: removal and replacement of damaged asphalt
concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.

5 56. All street cuts for utilities shall be repaired in accordance with City Standard SC-231
6 within 72 hours of completion of the utility work; and any interim trench repairs shall
7 consist of compacted backfill to the bottom of the pavement structural section followed
8 by placement of standard base course material in accordance with the Standard
9 Specifications for Public Work Construction (“Greenbook”). The base course material
10 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.

11 57. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
12 all street and/or trench cuts in street newly paved or slurry will be subject to moratorium
13 street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code.
Contact the Engineering Services Department for a list of streets subject to the
moratorium.

14 58. Any utility trenches or other excavations within existing asphalt concrete pavement of
15 off-site streets required by the proposed development shall be backfilled and repaired in
16 accordance with City of Rialto Standard Drawings. The developer shall be responsible
17 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
18 off-site streets as required by and at the discretion of the City Engineer, including
19 pavement repairs in addition to pavement repairs made by utility companies for utilities
20 installed for the benefit of the proposed development (i.e., Fontana Water Company,
21 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
22 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.

23 59. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
24 new electrical distribution lines of sixteen thousand volts or less and overhead service
25 drop conductors, and all telephone, television cable service, and similar service wires or
26 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
27 Utility undergrounding shall extend to the nearest off-site power pole. This may require
28 undergrounding beyond the project limits on Willow Avenue 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

1 to approval of the Grading Plan, informing the City that they have been notified of the
2 City's utility undergrounding requirement and their intent to commence design of utility
3 undergrounding plans. When available, the utility undergrounding plan shall be submitted
4 to the City Engineer identifying all above ground facilities in the area of the project to be
undergrounded..

- 5 60. The applicant shall traffic signal modification plans prepared by a California registered
6 civil engineer or traffic engineer, for review and approval by the City Engineer. All
7 required traffic striping and signage improvements shall be completed concurrently with
8 required street improvements to the satisfaction of the City Engineer prior to the issuance
9 of building permit or off-site construction permit. The traffic signal modifications shall
10 include new or upgraded video detection system and new or upgraded battery backup
11 system.
- 12 61. The applicant shall complete all required traffic signal modifications at the intersection of
13 Willow Avenue and Valley Boulevard, to the satisfaction of the City Engineer.
14 Improvements shall include, but are not limited to, video detection upgrades, Battery
15 Backup System (BBS) upgrades, and ADA-compliant curb ramps for the entire
16 intersection, prior to occupancy approval.
- 17 62. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs
18 along the entire project frontage, in accordance with the General Plan and the City of
19 Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a
20 Certificate of Occupancy.
- 21 63. The applicant shall provide construction signage, lighting and barricading during all
22 phases of construction as required by City Standards or as directed by the City Engineer.
23 As a minimum, all construction signing, lighting and barricading shall be in accordance
24 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform
25 Traffic Control Devices, or subsequent editions in force at the time of construction.
- 26 64. Upon approval of any improvement plan by the City Engineer, the applicant shall provide
27 the improvement plan to the City in digital format, consisting of a DWG (AutoCAD
28 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.
65. The applicant shall construct 4-inch conduit within the parkway area along the entire
project frontages of Valley Boulevard, and Willow Avenue for future use.
66. The applicant shall dedicate and/or vacate additional right-of-way along the entire
frontage of Valley Boulevard, as necessary, to provide the ultimate half-width of 50 feet,
in accordance with the Gateway Specific Plan.

- 1 67. The applicant shall dedicate and/or vacate additional right-of-way along the entire
2 frontage of Willow Avenue, as necessary, to provide the ultimate half-width of 32 feet, in
3 accordance with the Gateway Specific Plan.
- 4 68. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Valley
5 Boulevard 48 feet south of centerline, in accordance with City of Rialto Standard
6 Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a
7 Certificate of Occupancy.
- 8 69. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Willow
9 Avenue 20 feet east of centerline, in accordance with City of Rialto Standard Drawings
10 and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of
11 Occupancy.
- 12 70. The applicant shall replace any existing non-compliant, damaged, or unsatisfactory
13 sidewalk along the project frontage to the satisfaction of the City Engineer, prior to the
14 issuance of a Certificate of Occupancy.
- 15 71. Prior to occupancy approval, the applicant shall replace all damaged, destroyed, or
16 modified pavement legends, traffic control devices, signing, striping, and streetlights,
17 associated with the proposed development shall be replaced as required by the City
18 Engineer prior to issuance of a Certificate of Occupancy.
- 19 72. The applicant shall construct three (3) new thirty-two (32) foot wide commercial
20 driveway approaches along the Willow Avenue frontage, in accordance with City of
21 Rialto Standard Drawing No. SC-214, or as otherwise approved by the City Engineer.
22 Nothing shall be constructed or planted in the corner cut-off area which does exceed or
23 will exceed 30 inches in height in order to maintain an appropriate corner sight distance,
24 as required by the City Engineer. If necessary, additional right of way shall be dedicated
25 on-site to construct a path of travel meeting ADA guidelines for the public.
- 26 73. The applicant shall construct a new thirty-two (32) foot wide commercial driveway
27 approaches along the Valley Boulevard frontage, in accordance with City of Rialto
28 Standard Drawing No. SC-214, or as otherwise approved by the City Engineer. Nothing
shall be constructed or planted in the corner cut-off area which does exceed or will exceed
30 inches in height in order to maintain an appropriate corner sight distance, as required
by the City Engineer. If necessary, additional right of way shall be dedicated on-site to
construct a path of travel meeting ADA guidelines for the public.
74. Willow Avenue is designated a Collector in the Gateway Specific Plan with a 64-foot
street right of way. The applicant shall submit street improvement plans that include, but
are not limited to:
- a. Existing asphalt pavement within these limits shall be removed in order to
construct half-street width plus 14 feet of new pavement with a minimum
pavement section of 5 inches asphalt concrete (AC) pavement over 6 inches
crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95%

1 relative compaction, or equal, in accordance with City of Rialto Standard
2 Drawings. The pavement section shall be determined using a Traffic Index (“TI”)
3 of 10. The pavement section shall be designed by a California registered
4 Geotechnical Engineer using "R" values from pavement core samples and
5 submitted to the City Engineer for approval. Alternatively, depending on the
6 existing street condition and geotechnical report, perform a 2” grind and overlay
7 over the full street width using PG 64-10 ARHM CC-G.

8 75. Valley Boulevard is designated a Major Highway in the Gateway Specific Plan with a
9 100-foot street right of way. The applicant shall submit street improvement plans that
10 include, but are not limited to:

11 a. Existing asphalt pavement within these limits shall be removed in order to
12 construct half-street width plus 14 feet of new pavement with a minimum
13 pavement section of 5 inches asphalt concrete (AC) pavement over 6 inches
14 crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95%
15 relative compaction, or equal, in accordance with City of Rialto Standard
16 Drawings. The pavement section shall be determined using a Traffic Index (“TI”)
17 of 10. The pavement section shall be designed by a California registered
18 Geotechnical Engineer using "R" values from pavement core samples and
19 submitted to the City Engineer for approval. Alternatively, depending on the
20 existing street condition and geotechnical report, perform a 2” grind and overlay
21 over the full street width using PG 64-10 ARHM CC-G.

22 76. The applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the entire
23 project frontages of Valley Boulevard, and Willow Avenue, as required by the City
24 Engineer, prior to the issuance of a Certificate of Occupancy.

25 77. The applicant shall be responsible for coordinating with Omnitrans regarding the location
26 of existing, proposed, and future bus stops along the property frontage of all public streets.
27 The developer shall design street and sidewalk improvements in accordance with the latest
28 Omnitrans bus stop guidelines and in compliance with current accessibility standards
pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall
design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate
of Occupancy, the developer shall submit to Engineering Services Department
verification from Omnitrans acknowledging concurrence with the existing, proposed, and
future bus stop improvements in conformance with the Premium Shelter design
guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops in
accordance with the City Standards and as approved by the City Engineer.

78. 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.

- 1 79. The applicant shall connect the project to the City of Rialto sewer system and apply for a
2 sewer connection account with Rialto Water Services.
- 3 80. Domestic water service to the underlying property is provided by Rialto Water Services.
4 The applicant shall be responsible for coordinating with Rialto Water Services and
5 complying with all requirements for establishing domestic water service to the property.
- 6 81. The applicant shall install a new domestic water line lateral connection to the main water
7 line within either Valley Boulevard or Willow Avenue, pursuant to the Rialto Water
8 Services requirements. A water line plan shall be approved by Rialto Water Services prior
9 to issuance of building permits.
- 10 82. The applicant shall provide certification from Rialto Water Services that demonstrates
11 that all water and/or wastewater service accounts for the project are documented, prior to
12 the issuance of a Certificate of Occupancy or final inspection approval from the
13 Engineering Services Department.
- 14 83. The development of the site is subject to the requirements of the National Pollution
15 Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa
16 Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to
17 the NPDES Permit, the applicant shall ensure development of the site incorporates post-
18 construction Best Management Practices (“BMPs”) in accordance with the Model Water
19 Quality Management Plan (“WQMP”) approved for use for the Santa Ana River
20 Watershed. The applicant is advised that applicable Site Design BMPs will be required to
21 be incorporated into the final site design, pursuant to a site specific WQMP submitted to
22 the City Engineer for review and approval.
- 23 84. The applicant shall submit a Water Quality Management Plan identifying site-specific
24 Best Management Practices (“BMPs”) in accordance with the Model Water Quality
25 Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed. The
26 site specific WQMP shall be submitted to the City Engineer for review and approval with
27 the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the
28 property owner(s) to appropriate operation and maintenance obligations of on-site BMPs
constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement
shall be approved prior to the issuance of any building permit and shall be recorded at the
San Bernardino County Recorder’s Office prior to the issuance of a Certificate of
Occupancy.
85. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
modified September 2, 2009) is required via the California Regional Water Quality
Control Board online SMARTS system. A copy of the executed letter issuing a Waste
Discharge Identification (WDID) number shall be provided to the City Engineer prior to
issuance of a grading or building permit. The applicant’s contractor shall prepare and
maintain a Storm Water Pollution Prevention Plan (“SWPPP”) as required by the General

1 Construction Permit. All appropriate measures to prevent erosion and water pollution
2 during construction shall be implemented as required by the SWPPP.

3 86. Prior to issuance of grading permit or on-site construction permit, the applicant shall
4 submit a precise grading plan prepared by a California registered civil engineer to the
5 Engineering Division for review and approval by the City Engineer. The plan shall
6 conform to the requirements of the California Building Code for review and approval.

7 87. Prior to grading plan approval, the applicant shall submit a final hydrology study to
8 determine the volume of increased stormwater runoff due to development of the site, and
9 to determine required stormwater runoff mitigation measures for the proposed
10 development. All stormwater runoff passing through the site shall be accepted and
11 conveyed across the property in a manner acceptable to the City Engineer. For all
12 stormwater runoff falling on the site, on-site retention or other facilities approved by the
13 City Engineer shall be required to contain the increased stormwater runoff generated by
14 the development of the property. Hydrology studies shall be prepared in accordance with
15 the San Bernardino County Hydrology Manual and Rialto drainage criteria. Final
16 retention basin sizing and other stormwater runoff mitigation measures shall be
17 determined upon review and approval of the hydrology study by the City Engineer and
18 may require redesign or changes to site configuration or layout consistent with the findings
19 of the final hydrology study. The volume of increased stormwater runoff to retain on-site
20 shall be determined by comparing the existing pre-developed condition and proposed
21 developed condition, using the 100-year frequency storm.

22 88. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the
23 adjacent public streets. Provisions for the interception of nuisance water from entering
24 adjacent public streets from the project site shall be provided through the use of a minor
25 storm drain system that collects and conveys nuisance water to landscape or parkway
26 areas, and in only a stormwater runoff condition, pass runoff directly to the streets through
27 parkway or under sidewalk drains. All on-site and off-site designs must comply with
28 NPDES stormwater regulations.

89. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant
shall demonstrate that all structural BMP's have been constructed and installed in
conformance with approved plans and specifications, and as identified in the approved
WQMP.

90. The applicant shall provide a WQMP BMP certification, prior to the issuance of a
Certificate of Occupancy.

91. Any utility trenches or other excavations within existing asphalt concrete pavement of
off-site streets required by the proposed development shall be backfilled and repaired in
accordance with City of Rialto Standard Drawings. The Applicant shall be responsible
for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
off-site streets as required by and at the discretion of the City Engineer, including
additional pavement repairs to pavement repairs made by utility companies for utilities

1 installed for the benefit of the proposed development (i.e. Rialto Water Services, Southern
2 California Edison, Southern California Gas Company, Time Warner, Verizon, etc.).
3 Multiple excavations, trenches, and other street cuts within existing asphalt concrete
4 pavement of off-site streets required by the proposed development may require complete
5 grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of
6 the City Engineer. The pavement condition of the existing off-site streets shall be returned
7 to a condition equal to or better than existed prior to construction of the proposed
8 development.

9 92. The applicant shall adhere to the City Council approved franchise agreements and disposal
10 requirements during all construction activities, in accordance with Section 8.08 (Refuse
11 Collection of the City of Rialto Municipal Code).

12 93. Prior to commencing with any grading, the applicant shall implement the required erosion
13 and dust control measures shall be in place. In addition, the following shall be included if
14 not already identified:

- 15 a. 6 foot high tan colored perimeter screened fencing
- 16 b. Contractor information signage including contact information along the street
17 frontage of Valley Boulevard.
- 18 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,
19 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
20 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
21 CUT-SMOG/1-800-228-7664"

22 94. The applicant shall remove any graffiti within 24 hours, before, during, and post
23 construction.

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

96. Prior to occupancy approval, all abandoned utilities shall be completely removed. Utilities
may not be abandoned in place.

97. The applicant shall submit full architectural and structural plans with all mechanical,
electrical, and plumbing plans, structural calculations, truss calculations and layout, rough
grading plans approved by Public Works Engineering, Water Quality Management Plan,
Erosion Control Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy
Calculations to the Building Division for plan check and review, prior to the issuance of
building permits.

- 1 98. The applicant shall provide a Scope of Work on the title page of the architectural plan set.
2 The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter
3 walls, trash enclosure, etc.).
- 4 99. The applicant shall design the structures in accordance with the 2022 California Building
5 Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and the 2022
6 California Electrical Code, 2022 Residential Code and the 2022 California Green
7 Buildings Standards adopted by the State of California.
- 8 100. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
9 per hour, exposure C and seismic zone D.
- 10 101. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to
11 the Building Division for plan review concurrently with building plans and shall be
12 approved prior to the issuance of a building permit.
- 13 102. The applicant shall obtain an Electrical Permit from the Building Division for any
14 temporary electrical power required during construction. No temporary electrical power
15 will be granted to a project unless one of the following items is in place and approved
16 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
17 fencing around the area where the electrical power will be located.
- 18 103. The applicant shall install temporary construction fencing and screening around the
19 perimeter of the project site. The fencing and screening shall be maintained at all times
20 during construction to protect pedestrians.
- 21 104. The applicant shall install any required temporary construction trailer on private
22 property. No trailers are allowed to be located within the public right-of-way. The
23 trailer shall be removed prior to the issuance of a Certificate of Occupancy.
- 24 105. The applicant shall design and construct accessible paths of travel from the building's
25 accessible entrances to the public right-of-way, accessible parking, and the trash
26 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
27 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
28 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
of travel shall be the most practical direct route between accessible building entrances,
site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
site, California Building Code, (CBC) Chapter 11, Sec. 11A and 11B.
106. Prior to issuance of a Building Permit all of the following must be in place on the Site:
a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
street saying "If there is any dust or debris coming from this site please contact
(superintendent number here) or the AQMD if the problem is not being resolved" or
something similar to this.

- 1 107. The applicant shall provide temporary toilet facilities for the construction workers. The
2 toilet facilities shall always be maintained in a sanitary condition. The construction
3 toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 4 108. The applicant shall underground all on site utilities to the new proposed structures, prior
5 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
6 by the utility company or the City.
- 7 109. Prior to issuance of Building Permits, site grading final and pad certifications shall be
8 submitted to the Building Division, which include elevation, orientation, and
9 compaction. The certifications are required to be signed by the engineer of record.
- 10 110. The applicant shall provide proof of payment to the Colton Joint Unified School District
11 for all required school fees, prior to the issuance of a building permit.
- 12 111. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
13 areas, and common use areas shall be accessible per the California Building Code,
14 Chapter 11.
- 15 112. The applicant shall place a copy of the Conditions of Approval herein on within the
16 building plan check submittal set and include the PPD number on the right bottom
17 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 18 113. The applicant shall ensure that a minimum of 65% of all construction and demo debris
19 shall be recycled using an approved City of Rialto recycling facility during construction.
20 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
21 be placed in the office of the construction site.
- 22 114. Prior to allowing flammable materials on the site, on site water service and fire hydrants
23 shall be installed and approved by the Fire Department.
- 24 115. The applicant shall comply with all applicable requirements of the California Fire Code
25 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 26 116. The applicant shall illuminate all walkways, passageways, and locations where
27 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of
28 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.
117. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
with a minimum of 1.5-foot candles (at surface level) of light during the hours of
darkness. Lighting shall be designed/constructed in such a manner as to automatically
turn on at dusk and turn off at dawn.
118. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas
with a minimum of 2.0 foot-candles (at surface level) of light during the hours of

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

3 119. The applicant shall design/construct all lighting fixtures and luminaries, including
4 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
5 by hand.

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

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

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

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

124. 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).

125. The applicant or General Contractor shall identify each contractor and subcontractor
hired to work at the job site on a Contractor Sublist form and return 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.

126. 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.

1 **ATTEST:**

2

3

4

5 BARBARA MCGEE, CITY CLERK

6

7 **APPROVED AS TO FORM:**

8

9

10

11 ERIC S. VAIL, CITY ATTORNEY

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

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

5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council
7 of the City of Rialto held on the _____ day of _____, 2026.

8 Upon motion of Councilmember _____, seconded by Councilmember
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 _____ day of _____, 2026.

16

17

18

19

20

BARBARA MCGEE, CITY CLERK

21

22

23

24

25

26

27

28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Exhibit "A"
Project Plans

End of Exhibit A