

1 **RESOLUTION NO. 2023-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN
4 OF DESIGN NO. 2022-0058 ALLOWING THE
5 REDEVELOPMENT AND REUSE OF AN EXISTING
6 INDUSTRIAL SITE WITH A 191,000 SQUARE FOOT
7 INDUSTRIAL WAREHOUSE BUILDING AND ASSOCIATED
8 PAVING, LANDSCAPING, FENCING, LIGHTING, AND
9 DRAINAGE IMPROVEMENTS ON 9.57 ACRES OF LAND
10 (APNS: 1133-221-01, -04, & -05) LOCATED AT THE
11 SOUTHEAST CORNER OF LOCUST AVENUE AND
12 VINEYARD AVENUE WITHIN THE PLANNED INDUSTRIAL
13 DEVELOPMENT (I-PID) LAND USE DISTRICT OF THE
14 RIALTO AIRPORT SPECIFIC PLAN.

15 WHEREAS, the applicant, 2271 Locust XC, LLC, proposes to redevelop and reuse an
16 existing industrial site comprised of 9.57 gross acres of land (APNs: 1133-221-01, -04, & -05) located
17 at the southeast corner of Locust Avenue and Vineyard Avenue within the Planned Industrial
18 Development (I-PID) land use district of the Rialto Airport Specific Plan (“Site”) with a 191,000
19 square foot industrial warehouse building (“Project”); and,

20 WHEREAS, the Project will consist of 5,000 square feet of office space on the ground
21 floor, a 2,500 square foot mezzanine, and 186,000 square feet of warehouse space, twenty-four
22 (24) dock-high loading doors, which will be located on the east side of the building, concrete
23 screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

24 WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal
25 Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise
26 Plan of Design No. 2022-0058 (“PPD No. 2022-0058”); and

27 WHEREAS, in conjunction with the Project, the applicant has applied for Conditional
28 Development Permit No. 2022-0034 (“CDP No. 2022-0034”) to facilitate the development and
operation of a 191,000 square foot industrial warehouse building on the Site; and

WHEREAS, on December 6, 2023, the Planning Commission of the City of Rialto
conducted a duly noticed public hearing, as required by law, on PPD No. 2022-0058 and CDP No.
2022-0034, took testimony, at which time it received input from staff, the city attorney, and the

1 applicant; heard public testimony; discussed the proposed PPD No. 2022-0058 and CDP No. 2022-
2 0034; and closed the public hearing; and

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

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

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

8 SECTION 2. Based on substantial evidence presented to the Planning Commission during
9 the public hearing conducted with regard to PPD No. 2022-0058, including written staff reports,
10 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
11 Planning Commission hereby determines that PPD No. 2022-0058 satisfies the requirements of
12 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
13 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

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

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

This finding is supported by the following facts:

1 The Site is 9.57 gross acres (8.90 net acres) in size, bound by two (2) public streets (Locust
2 Avenue to the west and Vineyard Avenue to the north), is generally flat, and has been
3 previously developed and is within the Rialto Airport Specific Plan zoning district. To the
4 north. of the project site is Vineyard Avenue and the Ziglift Materials Handling building,
5 to the east is vacant land in San Bernardino County sphere of influence area, to the west is
6 the Eagle Roofing operation, and to the south is B&B Plastics within the Renaissance
7 Specific Plan Area. The project is not expected to negatively impact any surrounding uses
8 with the successful implementation of measures such as landscape buffering, the
9 installation of solid screen walls, aesthetic building enhancements, and other traffic related
10 measures. A Mitigated Negative Declaration of environmental impacts has been prepared
11 and mitigation measures have been incorporated to reduce impacts to a level of
12 insignificance. The project is not expected to negatively impact any surrounding uses with
13 the successful implementation of measures such as landscape buffering, the installation of
14 solid screen walls, aesthetic building enhancements, and other traffic related measures.

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

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

14 The project site is surrounded with compatible industrial uses. The project is not expected to
15 negatively impact any surrounding uses with the successful implementation of measures such
16 as landscape buffering, the installation of solid screen walls, aesthetic building enhancements,
17 and other traffic related measures. Conditions of Approval will be applied to the project to
18 protect neighboring properties and the public in general. A Mitigated Negative Declaration of
19 environmental impacts has been prepared and mitigation measures have been incorporated to
20 reduce impacts to a level of insignificance. The project is not expected to negatively impact
21 any surrounding uses with the successful implementation of measures such as landscape
22 buffering, the installation of solid screen walls, aesthetic building enhancements, and other
23 traffic related measures.

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

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

23 The Site has a General Plan land use designation of Planned Industrial Development (I-PID)
24 and a zoning designation of Rialto Airport Specific Plan. Those designations allow for the
25 development and operation of industrial warehouse buildings, as proposed by the Project.
26 The Project, as conditioned herein, will comply with all City ordinances and regulations,
27 including those required by Rialto Airport Specific Plan zoning district and the City's Design
28 Guidelines. Additionally, the Project meets all the required development standards of the
Rialto Airport Specific Plan zoning district and Chapter 18.112 (Indoor Storage Facilities) of
the Rialto Municipal Code including, but not limited to, required building setbacks, parking,

1 landscaping, building height, floor area ratio, and other standards. Thus, the proposed project
2 would not interfere with the orderly or planned development of the City of Rialto.

3
4 SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0056) has been
5 prepared for PPD No. 20221-0058 in accordance with the California Environmental Quality Act
6 (CEQA). Based on the findings within the Initial Study, staff determined that the project will not
7 have an adverse impact on the environment and a Mitigated Negative Declaration was prepared. The
8 local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration
9 for the project, and the City mailed the notice to all property owners within 1,000 feet of the project
10 site for a public comment period held from August 17, 2023 to September 15, 2023. The Planning
11 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
12 Board of Supervisors for San Bernardino County.

13
14 SECTION 4. PPD No. 2022-0058 is granted to 2271 Locust XC, LLC in accordance with
15 the plans and application on file with the Planning Division, subject to the following Conditions of
16 Approval:

- 17 1. The applicant is granted PPD No. 2022-0058 allowing the development of a 191,000
18 square foot industrial warehouse building and associated paving, landscaping, fencing,
19 lighting, and drainage improvements on 9.57 gross acres (8.90 net acres) of land (APNs:
20 1133-221-01, -04, & -05) located at the southeast corner of the Locust Avenue and
21 Vineyard Avenue within the Planned Industrial Development (I-PID) land use district
22 of the Rialto Airport Specific Plan, subject to the Conditions of Approval contained
23 herein.
- 24 2. The approval of PPD No. 2022-0058 is granted for a one (1) year period from the date
25 of approval. Approval of PPD No. 2022-0058 will not become effective until the
26 applicant has signed a Statement of Acceptance acknowledging awareness and
27 acceptance of the required Conditions of Approval contained herein. Any request for
28 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.
3. The development associated with PPD No. 2022-0058 shall conform to the site plan,
floor plan, exterior elevations, conceptual grading plan, and conceptual landscape plan
attached hereto as Exhibit A, except as may be required to be modified based on the
Conditions of Approval contained herein.

- 1 4. The development associated with PPD No. 2022-0058 shall comply with all Conditions
2 of Approval contained within CDP No. 2022-0034.
- 3 5. The development associated with PPD No. 2022-0058 shall comply with all applicable
4 sections of the Rialto Airport Specific Plan, the Rialto Municipal Code, and all other
5 applicable State and local laws and ordinances.
- 6 6. City inspectors shall have access to the site to reasonably inspect the site during
7 normal working hours to assure compliance with these conditions and other codes.
- 8 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
9 and/or any of its officials, officers, employees, agents, departments, agencies, and
10 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
11 demands, law suits, writs of mandamus, and other actions and proceedings (whether
12 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
13 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
14 and other such procedures), (collectively “Actions”), brought against the City, and/or
15 any of its officials, officers, employees, agents, departments, agencies, and
16 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
17 annul, the any action of, or any permit or approval issued by, the City and/or any of
18 its officials, officers, employees, agents, departments, agencies, and instrumentalities
19 thereof (including actions approved by the voters of the City), for or concerning the
20 Project (collectively, the “Entitlements”), whether such Actions are brought under
21 the California Environmental Quality Act, the Planning and Zoning Law, the
22 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
23 California Public Records Act, or any other state, federal, or local statute, law,
24 ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
25 condition to indemnify, protect, defend, and hold the City harmless shall include, but
26 not be limited to (i) damages, fees and/or costs awarded against the City, if any, and
27 (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in
28 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. 2022-0058.
8. In accordance with the provisions of Government Code Section 66020(d)(1), the
 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
 subject to protest by the applicant at the time of approval or conditional approval of
 the Project or within 90 days after the date of the imposition of the fees, dedications,
 reservations, or exactions imposed on the Project.

- 1 9. The applicant shall install decorative pavement within each driveway connected to
2 Locust Avenue and Vineyard Avenue. The decorative pavement shall extend across the
3 entire width of the driveway and shall have a minimum depth of fifteen (15) feet as
4 measured from the property lines along Locust Avenue and Vineyard 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 10. 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 building, except those on the east side of the
13 building. The internal downspouts shall be identified within the formal building plan
14 check submittal prior to the issuance of building permits.
- 15 11. 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 recessed wall planes, at all height variations on
18 all 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 12. 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 13. Any 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 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.
14. 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.

- 1 15. All light standards installed on site, shall have a maximum height of twenty-five (25)
2 feet, as measured from the finished surface, including the base. Lighting shall be
3 shielded and/or directed toward the site so as not to produce direct glare or "stray light"
4 onto adjacent properties. All light standards shall be identified on the site plan and a
5 note indicating the height restriction shall be included within the formal building plan
6 check submittal prior to the issuance of building permits.
- 7 16. The applicant shall submit a formal Landscape Plan to the Planning Division prior to
8 the issuance of building permits. The submittal shall include three (3) sets of planting
9 and irrigation plans, a completed Landscape Plan Review application, and the applicable
10 review fee.
- 11 17. The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot
12 trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter,
13 the parking lot trees shall be permanently irrigated and maintained. All parking lot tree
14 species shall consist of evergreen broadleaf trees. The trees shall be identified on the
15 formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 16 18. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site
17 landscape setbacks along Locust Avenue and Vineyard Avenue. All trees within the
18 landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial
19 planting. Thereafter, the trees within the landscape setback shall be permanently
20 irrigated and maintained by the property owner. At least fifty (50) percent of the trees
21 within the setback shall consist of evergreen broadleaf trees, while the remaining
22 percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall
23 be identified on the formal Landscape Plan submittal prior to the issuance of a landscape
24 permit.
- 25 19. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
26 right-of-way parkway along Locust Avenue. All trees within the public right-of-way
27 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
28 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 Locust Avenue shall be the Robinia Idahoensis "Idaho Locust". The street
trees shall be identified on the formal Landscape Plan submittal prior to the issuance of
a landscape permit.
20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
right-of-way parkway along Vineyard 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 Vineyard Avenue shall be the Quercus Suber "Cork Oak" and/or the
Robinia Idahoensis "Idaho Locust". The street trees shall be identified on the formal
Landscape Plan submittal prior to the issuance of a landscape permit.

- 1 21. The applicant shall plant shrubs that surround all ground mounted equipment and utility
2 boxes, including transformers, fire-department connections, backflow devices, etc. for
3 the purpose of providing screening of said equipment and utility boxes. All equipment
4 and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial
5 planting, and the shrubs shall be spaced no more than three (3) feet on-center.
6 Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated
7 and maintained into a continuous box-shape with a height of no less than three and one-
8 half (3.5) feet above the finished grade. The shrubs shall be identified on the formal
9 Landscape Plan submittal prior to the issuance of a landscape permit.
- 10 22. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
11 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
12 areas, and driveways, as approved by the Planning Division. Trees shall be planted a
13 minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted
14 an average of three (3) feet on-center or less, or as approved by the Planning Division.
15 All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless
16 otherwise specified herein. At least fifty (50) percent of the trees shall consist of
17 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
18 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
19 size, unless otherwise specified herein. All planter areas shall receive a minimum two
20 (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
21 planting. Pea gravel and decomposed granite are not acceptable materials to use within
22 planter areas. All planter areas on-site shall be permanently irrigated and maintained.
23 The planting and irrigation shall be identified on the formal Landscape Plan submittal
24 prior to the issuance of a landscape permit.
- 25 23. All planting and irrigation shall be installed on-site in accordance with the approved
26 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
27 installation of the planting and irrigation shall be certified in writing by the landscape
28 architect responsible for preparing the landscape plans prior to the issuance of a
Certificate of Occupancy.
24. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
of a Certificate of Occupancy, unless specified otherwise herein.
25. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
issuance of a Certificate of Occupancy.
26. The applicant shall comply with all conditions of approval for PPD No. 2022-0058 to
the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
27. The applicant shall pay all applicable development impact fees in accordance with the
current City of Rialto fee ordinance, prior to the issuance of any building permit related
to the Project.

- 1 28. A City of Rialto Off-site Construction Permit is required for any improvements within
2 the public right-of-way. In an effort to expedite and facilitate improvements in the public
3 right-of-way, the applicant is responsible for submitting a multi-phase master plan
4 traffic control plan which includes all phases of construction in the public right-of-way
5 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site
6 Construction Permit/Encroachment Permit. Note, in an effort to simplify the permitting
7 process, a single master Off-Site Construction Permit shall replace individual
8 Encroachment Permits to be pulled by the applicant's contractor.
- 9 29. At the discretion of the City Engineer, the applicant shall apply for annexation of the
10 underlying property into City of Rialto Landscape and Lighting Maintenance District
11 No. 2 ("LLMD 2"). An application fee of \$5,000 shall be paid at the time of application.
12 Annexation into LLMD 2 is a condition of acceptance of any new median, landscape
13 easement, and/or parkway landscaping in the public right-of-way, or any new public
14 street lighting improvements conditioned on the project and to be maintained by the City
15 of Rialto post construction. The applicant must apply and complete the LLMD2
16 annexation process prior to issuance of a Certificate of Occupancy. As an alternative to
17 the City maintaining parkway landscaping adjacent to the commercial property via the
18 City's Landscape and Lighting Maintenance District No. 2 ("LLMD 2"), the applicant
19 may enter into an agreement with the City to assume responsibility for maintenance of
20 all public parkway landscaping. The agreement will stipulate that the property's
21 annexation into LLMD 2 will occur, but with assessments deferred and set to \$0 during
22 such time as the public parkway landscaping is adequately maintained to the City's
23 satisfaction. The failure to adequately maintain all public parkway landscaping will
24 require the City to assume such responsibility, and to commence levying of assessments
25 against the property via LLMD 2 to recover the City's costs.
- 26 30. The applicant shall submit off-site landscaping and irrigation system improvement plans
27 for review and approval at the time of first (1st) public improvement plan submittal to
28 the Public Works Department. The parkway irrigation system shall be separately
metered from the on-site private irrigation to be maintained for a period of one (1) year
and annexed into a Special District. The off-site landscape and irrigation plans must
show a separate electrical meter, water meter, and water lateral to be annexed into the
Landscape and Lighting Maintenance District No. 2 via a City Council Public Hearing.
The landscape and irrigation plans shall be approved concurrently with the street
improvement plans, including the median portion, prior to issuance of a building permit.
The landscaping architect must contact the City of Rialto Landscape Contract Specialist
at (909) 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 Maintenance and Facilities
Landscape Maintenance District Guidelines, except as required herein.
31. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway
landscaping irrigation for a period of one (1) year from the date of the City Engineer

1 acceptance. Any landscaping that fails during the one-year landscape maintenance
2 period shall be replaced with similar plant material to the satisfaction of the City
3 Engineer and shall be subject to a subsequent one-year landscape maintenance period.
4 The applicant must contact the City of Rialto Landscape Contract Specialist at (909)
5 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing
6 maintenance.

- 7
- 8 32. The applicant shall install City Engineer approved deep root barriers, in accordance with
9 the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten
10 (10) feet of the public sidewalk and/or curb.
- 11 33. All new streetlights shall be installed on an independently metered, City-owned
12 underground electrical system. Using power from an existing LLMD 2 pedestal is
13 encouraged over installing a new pedestal. The applicant shall be responsible for
14 applying with Southern California Edison ("SCE") for all appropriate service points and
15 electrical meters early in the design process to avoid delays in other key milestones.
16 New meter pedestals shall be installed, and electrical service paid by the applicant. The
17 City shall not pay the charges for electrical service until the landscape and irrigation is
18 accepted after the one-year maintenance period and the underlying property is annexed
19 into LLMD 2.
- 20 34. If and where deficiencies in the existing system occur, the applicant shall construct a
21 new underground electrical system for public street lighting improvements along the
22 project frontages of Locust Avenue and Vineyard Avenue, as determined necessary by
23 the City Engineer. New marbelite streetlight poles with LED light fixtures shall be
24 installed in accordance with City of Rialto Standard Drawings. At the discretion of the
25 City Engineer, a new street light shall be installed at the cul-de-sac.
- 26 35. The applicant is responsible for requesting any addresses needed for any building(s),
27 electrical pedestal(s), and/or irrigation meter pedestal(s) from the Planning Division.
28 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.
36. Prior to building permit issuance, submit a Lot Line Adjustment application to the
Community Development Department for review, approval, and recordation.
37. The applicant shall submit street improvement plans by a registered California civil
engineer to the Engineering Services Department for review. The plans shall be
approved by the City Engineer prior to the issuance of an off-site construction permit or
building permits, whichever occurs first.
38. The applicant shall submit streetlight improvement plans by a registered California civil
engineer to the Engineering Services Department for review. The plans shall be
approved by the City Engineer prior to the issuance of an off-site construction permit or
building permits, whichever occurs first.

- 1
- 2 39. The applicant shall submit sewer improvement plans for public sewer main(s) by a
- 3 registered California civil engineer to the Engineering Services Department for review.
- 4 The plans shall be approved by the City Engineer prior to the issuance of an off-site
- 5 construction permit or building permits, whichever occurs first.
- 6
- 7 40. The applicant shall submit traffic striping and signage improvement plans prepared by
- 8 a registered California civil engineer or registered California traffic Engineer to the
- 9 Engineering Services Department for review. The plans shall be approved by the City
- 10 Engineer prior to the issuance of an off-site construction permit or building permits,
- 11 whichever occurs first.
- 12
- 13 41. The applicant shall submit copies of approved water improvement plans prepared by a
- 14 registered California civil engineer to the Engineering Services Department for record
- 15 purposes. The plans shall be approved by West Valley Water District, the water
- 16 purveyor, prior to the issuance of an off-site construction permit or building permits,
- 17 whichever occurs first.
- 18
- 19 42. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
- 20 registered civil engineer to the Engineering Services Department for review and
- 21 approval. The Grading Plan shall be approved by the City Engineer prior to the issuance
- 22 of an on-site construction (grading) permit or building permits, whichever occurs first.
- 23
- 24 43. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
- 25 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
- 26 plan for the proposed development. The report shall contain a section on infiltration
- 27 testing for water quality purposes. A PDF copy of the Geotechnical/Soils Report shall
- 28 be submitted to the Engineering Services Department with the first submittal of the
- Precise Grading Plan.
44. The applicant shall provide a rough grade (pad) certification, engineered-fill
- certification, and compaction report for all building pads, in conformance with the
- approved Precise Grading Plan, to the Engineering Division prior to construction of any
- building foundation and prior to the issuance of a building permit.
45. The public street improvements outlined in these Conditions of Approval are intended
- to convey to the developer an accurate scope of required improvements, however, the
- City Engineer reserves the right to require reasonable additional improvements as may
- be determined in the course of the review and approval of street improvement plans
- required by these conditions.
46. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
- The final lift of asphalt concrete pavement shall be postponed until such time that on-
- site construction activities are complete. Unless the City Engineer provide prior
- authorization, paving of streets in one lift prior to completion of on-site construction is
- not allowed. If City Engineer authorized, completion of asphalt concrete paving for

1 streets prior to completion of on-site construction activities, requires additional paving
2 requirements prior to acceptance of the street improvements, including, but not limited
3 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry
seal, or other repairs.

4 47. The applicant shall repair all street cuts for utilities in accordance with City Standard
5 SC-231 within 72 hours of completion of the utility work; and any interim trench repairs
6 shall consist of compacted backfill to the bottom of the pavement structural section
7 followed by placement of standard base course material in accordance with the Standard
8 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.

9 48. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
10 any and all street and/or trench cuts in newly paved streets will be subject to moratorium
11 street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
Contact the Engineering Division for a list of streets subject to the moratorium.

12 49. The applicant shall backfill and/or repair all utility trenches or other excavations within
13 existing asphalt concrete pavement of off-site streets resulting from the proposed
14 development, in accordance with City of Rialto Standard Drawings. The applicant shall
15 be responsible for removing, grinding, paving and/or overlaying existing asphalt
16 concrete pavement of off-site streets including pavement repairs in addition to pavement
17 repairs made by utility companies for utilities installed for the benefit of the proposed
18 development (i.e. Fontana Water Company, Southern California Edison, Southern
19 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,
20 and other street cuts within existing asphalt concrete pavement of off-site streets
resulting from the proposed development may require complete grinding and asphalt
concrete overlay of 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.

21 50. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
22 new electrical distribution lines of sixteen thousand volts or less and overhead service
23 drop conductors, and all telephone, television cable service, and similar service wires or
24 lines, which are on-site, abutting, and/or transecting, shall be installed underground prior
25 to the issuance of a Certificate of Occupancy. Utility undergrounding shall extend to
26 the nearest off-site power pole. This may require undergrounding beyond the project
27 limits to prevent any existing poles to remain or new poles to be placed for guy wire
28 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

1 available, the utility undergrounding plan shall be submitted to the City Engineer
2 identifying all above ground facilities in the area of the project to be undergrounded.

- 3 51. The applicant shall replace all damaged, destroyed, or modified pavement legends,
4 traffic control devices, signing, striping, and streetlights, associated with the proposed
5 development shall be replaced as required by the City Engineer prior to issuance of a
6 Certificate of Occupancy.
- 7 52. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or
8 curbs along the entire project frontage, in accordance with the General Plan and the City
9 of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of
10 a Certificate of Occupancy.
- 11 53. The applicant shall provide construction signage, lighting and barricading shall be
12 provided during all phases of construction as required by City Standards or as directed
13 by the City Engineer. As a minimum, all construction signing, lighting and barricading
14 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California
15 Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time
16 of construction.
- 17 54. Upon approval of any improvement plan by the City Engineer, the applicant shall
18 provide the improvement plan to the City in digital format, consisting of a DWG
19 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
20 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
21 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 22 55. The applicant shall construct 4-inch conduit within the parkway area along the entire
23 project frontages of Locust Avenue and Vineyard Avenue for future use, prior to the
24 issuance of a Certificate of Occupancy.
- 25 56. The applicant shall dedicate additional right-of-way along the entire frontage of Locust
26 Avenue, as necessary, to provide the ultimate half-width of 44 feet, as required by the
27 City Engineer.
- 28 57. The applicant shall dedicate additional right-of-way along the entire frontage of
Vineyard Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required
by the City Engineer.
58. The applicant shall dedicate additional right-of-way as may be required to provide a
property line corner cutback at the southeast corner of the intersection of Locust Avenue
and Vineyard Avenue, in accordance with City Standard SC-235, as required by the
City Engineer.
59. The applicant shall remove existing and construct a new 8-inch curb and gutter along
the entire frontage of Locust Avenue 32 feet east of centerline in accordance with City

1 of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to
2 the issuance of a Certificate of Occupancy.

3 60. The applicant shall remove existing and construct a new 8-inch curb and gutter along
4 the entire frontage of Vineyard Avenue 20 feet south of centerline in accordance with
5 City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior
6 to the issuance of a Certificate of Occupancy.

7 61. The applicant shall construct a 5.5-foot-wide Americans with Disabilities Act (ADA)
8 and California Building Code (CBC) compliant sidewalk adjacent to the curb along the
9 entire project frontages of Locust Avenue and Vineyard Avenue, in accordance with
10 City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.

11 62. The applicant shall construct one (1) new thirty-two (32) foot wide commercial
12 driveway approach on the north end of the Locust Avenue frontage, as shown on the
13 plans attached as Exhibit A, in accordance with City of Rialto Standard Drawings, or as
14 otherwise approved by the City Engineer. The driveway approach shall be constructed
15 so the top of "X" is at least 5 feet from the property line, or as otherwise approved by
16 the City Engineer. Nothing shall be constructed or planted in the corner cut-off area
17 which does exceed or will exceed 30 inches in height in order to maintain an appropriate
18 corner sight distance, as required by the City Engineer. If necessary, additional right of
19 way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for
20 the public sidewalk.

21 63. The applicant shall construct one (1) new thirty-two (32) foot wide commercial
22 driveway approach on the south end of the Locust Avenue frontage, as shown on the
23 plans attached as Exhibit A, in accordance with City of Rialto Standard Drawings, or as
24 otherwise approved by the City Engineer. The driveway approach shall be constructed
25 so the top of "X" is at least 5 feet from the property line, or as otherwise approved by
26 the City Engineer. Nothing shall be constructed or planted in the corner cut-off area
27 which does exceed or will exceed 30 inches in height in order to maintain an appropriate
28 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 sidewalk.

64. The applicant shall construct one (1) new thirty-two (32) foot wide commercial
driveway approach in the center of the Vineyard Avenue frontage, as shown on the plans
attached as Exhibit A, in accordance with City of Rialto Standard Drawings, or as
otherwise approved by the City Engineer. The driveway approach shall be constructed
so the top of "X" 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 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 sidewalk.

- 1 65. The applicant shall construct one (1) new forty-eight (48) foot wide commercial
2 driveway approach on the east end of the Vineyard Avenue frontage, as shown on the
3 plans attached as Exhibit A, in accordance with City of Rialto Standard Drawings, or as
4 otherwise approved by the City Engineer. The driveway approach shall be constructed
5 so the top of “X” is at least 5 feet from the property line, or as otherwise approved by
6 the City Engineer. Nothing shall be constructed or planted in the corner cut-off area
7 which does exceed or will exceed 30 inches in height in order to maintain an appropriate
8 corner sight distance, as required by the City Engineer. If necessary, additional right of
9 way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for
10 the public sidewalk.
- 11 66. The applicant shall construct a curb ramp that meets current California State
12 Accessibility standards at the southeast corner of the intersection of Locust Avenue and
13 Vineyard Avenue, in accordance with the City of Rialto Standard Drawings, prior to the
14 issuance of a Certificate of Occupancy. The developer shall ensure that an appropriate
15 path of travel, meeting ADA guidelines, is provided across the westerly driveway, and
16 shall adjust the location of the access ramps, if necessary, to meet ADA guidelines,
17 subject to the approval of the City Engineer. If necessary, additional pedestrian and
18 sidewalk easements shall be provided on-site to construct a path of travel meeting ADA
19 guidelines.
- 20 67. The applicant shall construct curb ramps that meet current California State Accessibility
21 standards at both the northeast and southeast corners of the intersections of Locust
22 Avenue and the proposed driveways connected to Locust Avenue, in accordance with
23 the City of Rialto Standard Drawings, prior to the issuance of a Certificate of
24 Occupancy. The developer shall ensure that an appropriate path of travel, meeting ADA
25 guidelines, is provided across the easterly driveway, and shall adjust the location of the
26 access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City
27 Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided
28 on-site to construct a path of travel meeting ADA guidelines.
68. The applicant shall construct curb ramps that meet current California State Accessibility
standards at both the southeast and southwest corners of the intersection of Vineyard
Avenue and the proposed driveways connected to Vineyard Avenue, in accordance with
the City of Rialto Standard Drawings, prior to the issuance of a Certificate of
Occupancy. The developer shall ensure that an appropriate path of travel, meeting ADA
guidelines, is provided across the easterly driveway, and shall adjust the location of the
access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City
Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided
on-site to construct a path of travel meeting ADA guidelines.
69. The applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the
entire project frontages of Locust Avenue and Vineyard Avenue, as required by the City
Engineer, prior to the issuance of a Certificate of Occupancy.

- 1 70. The applicant shall be responsible for coordinating with Omnitrans regarding the
2 location of existing, proposed, and future bus stops along the property frontage of all
3 public streets. The developer shall design street and sidewalk improvements in
4 accordance with the latest Omnitrans bus stop guidelines and in compliance with current
5 accessibility standards pursuant to the Americans with Disabilities Act (ADA)
6 requirements. The developer shall design all bus stops to accommodate the Omnitrans
7 Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to
8 Public Works verification from Omnitrans acknowledging concurrence with the
9 existing, proposed, and future bus stop improvements in conformance with the Premium
10 Shelter design guidelines. Additionally, bus turnouts are required to accommodate
11 proposed bus stops in accordance with the City Standards and as approved by the City
12 Engineer.
- 13 71. Locust Avenue – The applicant shall remove existing pavement and construct new
14 pavement with a minimum pavement section of 5 inches asphalt concrete pavement
15 over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95%
16 relative compaction, or equal, along the entire half-width street frontage plus 12 feet
17 beyond the centerline in accordance with City of Rialto Standard Drawings. The
18 pavement section shall be determined using a Traffic Index (“TI”) of 10. The pavement
19 section shall be designed by a California registered Geotechnical Engineer using "R"
20 values from pavement core samples and submitted to the City Engineer for approval.
21 Alternatively, depending on the existing street condition, a street overlay, slurry seal, or
22 other repair can be performed to preserve existing structural sections in accordance with
23 current City Standards and as approved by the City Engineer.
- 24 72. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt
25 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
26 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
27 proposed, the proposed pavement section shall be designed by a California registered
28 Geotechnical Engineer using "R" values from the project site and submitted to the City
Engineer for approval.
73. The applicant shall connect the project to the City of Rialto sewer system and apply for
a sewer connection account with Rialto Water Services.
74. The applicant is advised that domestic water service is provided by West Valley Water
District. The developer shall be responsible for coordinating with West Valley Water
District and complying with all requirements for establishing domestic water service to
the property.
75. The applicant shall install a new domestic water line lateral connection to the main water
line within Locust Avenue, pursuant to West Valley Water District requirements. A
water line plan shall be approved by West Valley Water District prior to the issuance of
building permits.

- 1 76. The applicant shall provide certification from Rialto Water Services that demonstrates
2 that all wastewater service accounts for the project are documented, prior to the issuance
3 of a Certificate of Occupancy or final inspection approval from the Engineering Services
4 Department.
- 5 77. Any sewer mains constructed by the applicant, as necessary, are to become part of the
6 public sewer system and shall be pressure tested and digitally video recorded by the
7 City's wastewater system operator (Veolia) prior to acceptance of the sewer system for
8 maintenance by the City. The developer shall be responsible for all costs associated with
9 testing and inspection services. Any defects of the sewer main shall be removed,
10 replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- 11 78. The applicant shall submit a Final Water Quality Management Plan identifying site
12 specific Best Management Practices ("BMPs") in accordance with the Model Water
13 Quality Management Plan ("WQMP") approved for use for the Santa Ana River
14 Watershed. The site specific WQMP shall be submitted to the City Engineer for review
15 and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall
16 be required, obligating the property owner(s) to appropriate operation and maintenance
17 obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP
18 and Maintenance Agreement shall be approved prior to issuance of a building permit,
19 unless otherwise allowed by the City Engineer. The development of the Site is subject
20 to the requirements of the National Pollution Discharge Elimination System (NPDES)
21 Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control
22 Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant
23 shall ensure development of the site incorporates post-construction Best Management
24 Practices ("BMPs") in accordance with the Model Water Quality Management Plan
25 ("WQMP") approved for use for the Santa Ana River Watershed. The Applicant is
26 advised that applicable Site Design BMPs will be required to be incorporated into the
27 final site design, pursuant to a site specific WQMP submitted to the City Engineer for
28 review and approval.
79. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
modified September 2, 2009) is required via the California Regional Water Quality
Control Board online SMARTS system. A copy of the executed letter issuing a Waste
Discharge Identification (WDID) number shall be provided to the City Engineer prior
to issuance of a grading or building permit. The applicant's contractor shall prepare and
maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the
General Construction Permit. All appropriate measures to prevent erosion and water
pollution during construction shall be implemented as required by the SWPPP.
80. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
submit a WQMP BMP certification to 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.

- 1 81. All stormwater runoff passing through the site shall be accepted and conveyed across
2 the property in a manner acceptable to the City Engineer. For all stormwater runoff
3 falling on the site, on-site retention or other facilities approved by the City Engineer
4 shall be required to contain the increased stormwater runoff generated by the
5 development of the property. Provide a hydrology study, prepared by a Civil Engineer,
6 to determine the volume of increased stormwater runoff due to development of the site,
7 and to determine required stormwater runoff mitigation measures for the proposed
8 development. Final retention basin sizing and other stormwater runoff mitigation
9 measures shall be determined upon review and approval of the hydrology study by the
10 City Engineer and may require redesign or changes to site configuration or layout
11 consistent with the findings of the final hydrology study. The volume of increased
12 stormwater runoff to retain on-site shall be determined by comparing the existing “pre-
13 developed” condition and proposed “developed” condition, using the 100-year
14 frequency storm. Infiltration of stormwater in the developed condition analysis shall be
15 considered negligible. All on-site and off-site designs must comply with Federal
16 (NPDES), State, Regional, and City stormwater regulations.
- 17 82. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to
18 the adjacent public streets. Provisions for the interception of nuisance water from
19 entering adjacent public streets from the project site shall be provided through the use
20 of a minor storm drain system that collects and conveys nuisance water to landscape or
21 parkway areas, and in only a stormwater runoff condition, pass runoff directly to the
22 streets through parkway or under sidewalk drains. All on-site and off-site designs must
23 comply with NPDES stormwater regulations.
- 24 83. Prior to issuance of a Certificate of Occupancy, the original improvement plans prepared
25 for the proposed development and approved by the City Engineer (if required) shall be
26 documented with record drawing “as-built” information and returned to the Engineering
27 Division prior to issuance of a final certificate of occupancy. Any modifications or
28 changes to approved improvement plans shall be submitted to the City Engineer for
approval prior to construction.
84. The applicant shall adhere to the City Council approved franchise agreements and
disposal requirements during all construction activities, in accordance with Section 8.08
(Refuse Collection of the City of Rialto Municipal Code).
85. Prior to commencing with any grading, the applicant shall implement the required
erosion and dust control measures shall be in place. In addition, the following shall be
included if not already identified:
- a. 6 foot high tan colored perimeter screened fencing
 - b. Contractor information signage including contact information along the street
frontages of Locust Avenue and Vineyard Avenue.

1 c. Post dust control signage with the following verbiage: “Project Name, WDID No.,
2 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
3 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
4 CUT-SMOG/1-800-228-7664”

4 86. applicant shall submit civil engineering design plans, reports and/or documents, prepared
5 by a registered/licensed civil engineer, for review and approval by the City Engineer per
6 the current submittal requirements, prior to the indicated threshold or as required by the
7 City Engineer. The first submittal shall consist of, but is not limited to the following:

- 7 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
8 issuance)
- 8 b. PUBLIC IMPROVEMENT PLANS: Street Improvement, Signing and Striping,
9 Sewer and Water, Street Light, Landscape and Irrigation. (off-site construction
10 permit issuance)
- 10 c. FINAL DRAINAGE STUDY (prior to grading plan approval)
- 11 d. FINAL WQMP (prior to grading plan approval)
- 12 e. LEGAL DOCUMENTS: dedication along Locust Avenue and Vineyard Avenue
13 (prior to building permit issuance), Lot Line Adjustment (prior to building permit
14 issuance)
- 14 f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release

14 87. Prior to issuance of an encroachment or Off-site permit, the applicant may be required
15 to enter into a Public Improvement Agreement (PIA) with the City and furnish security
16 (i.e. surety bonds, letter of credit, or cash) based on an engineer’s cost estimate as
17 approved and determined by the City Engineer.

17 88. The applicant shall remove any graffiti within 24 hours, before, during, and post
18 construction. Methods used to remove or cover the graffiti such as new paint and sand
19 blasting shall assure to completely match the building, wall, etc.

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

24 90. The applicant shall provide a Scope of Work on the title page of the architectural plan
25 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
26 perimeter walls, trash enclosure, etc.).

26 91. The applicant shall design the structures in accordance with the 2022 California
27 Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and
28 the 2022 California Electrical Code, 2022 Residential Code and the 2022 California
Green Buildings Standards adopted by the State of California.

- 1
- 2 92. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
- 3 per hour, exposure C and seismic zone D.
- 4 93. The applicant shall obtain an Electrical Permit from the Building Division for any
- 5 temporary electrical power required during construction. No temporary electrical power
- 6 will be granted to a project unless one of the following items is in place and approved
- 7 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
- 8 fencing around the area where the electrical power will be located.
- 9 94. The applicant shall install any required temporary construction trailer on private
- 10 property. No trailers are allowed to be located within the public right-of-way. The trailer
- 11 shall be removed prior to the issuance of a Certificate of Occupancy.
- 12 95. The applicant shall design and construct accessible paths of travel from the building's
- 13 accessible entrances to the public right-of-way, accessible parking, and the trash
- 14 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
- 15 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
- 16 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
- 17 of travel shall be the most practical direct route between accessible building entrances,
- 18 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
- 19 site, California Building Code, (CBC) Chapter 11, Sec. 11A and 11B.
- 20 96. Prior to issuance of a Building Permit all of the following must be in place on the Site:
- 21 a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
- 22 street saying "If there is any dust or debris coming from this site please contact
- 23 (superintendent number here) or the AQMD if the problem is not being resolved" or
- 24 something similar to this.
- 25 97. The applicant shall provide temporary toilet facilities for the construction workers. The
- 26 toilet facilities shall always be maintained in a sanitary condition. The construction
- 27 toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 28 98. The applicant shall underground all on-site utilities to the new proposed structures, prior
- to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
- by the utility company or the City.
99. Prior to issuance of Building Permits, site grading final and pad certifications shall be
- submitted to the Building Division and Engineering Division, which include elevation,
- orientation, and compaction. The certifications are required to be signed by the engineer
- of record.
100. The applicant shall provide proof of payment to the Rialto Unified School District for
- all required school fees, prior to the issuance of a building permit.

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

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

4 112. The applicant shall install Knox boxes immediately adjacent to the main entrance of the
5 building and at least one (1) rear entrance on the building to facilitate the entry of safety
6 personnel. The Knox boxes shall be installed in such a manner as to be alarmed, resist
7 vandalism, removal, or destruction by hand, and be fully recessed into the building. The
8 Knox boxes shall be equipped with the appropriate keys, for each required location,
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.

9 113. The applicant shall prominently display the address on the building rooftop to be visible
10 to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric
11 characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric
12 characters. The alphanumeric characters shall be constructed in such a way that they are
13 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.

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

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

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

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

24 PASSED, APPROVED AND ADOPTED this 6th day of December, 2023.

25
26
27
28 _____
JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 6 th day of December, 2023.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this 6 th day of December, 2023.

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

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Exhibit "A"
Project Plans

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