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

5 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of
6 Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial
7 warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site
8 ("PPD No. 2022-0031"); and

9 WHEREAS, pursuant to the provisions of the California Environmental Quality Act,
10 Public Resources Code Sections 21000 et. seq. (" CEQA"), the State's CEQA Guidelines,
11 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section
12 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study
13 (Environmental Assessment Review No. 2022-0033) prepared by Dudek Inc. and determined that
14 there is no substantial evidence that the approval of the Project would result in a significant adverse
15 effect on the environment, provided appropriate mitigation measures are imposed on the Project;
16 thus, a Mitigated Negative Declaration was prepared and notice thereof was given in the manner
17 required by law; and

18 WHEREAS, a Notice of Completion for the Mitigated Negative Declaration was
19 distributed to the State Clearinghouse on February 11, 2026 (SCH#: 2026020456); and

20 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project
21 was published in the San Bernardino Sun newspaper, and mailed to all property owners within
22 1,000 feet of the Project Site, and a thirty (30) day public comment period was held from February
23 11, 2026 to March 12, 2026; and

24 WHEREAS, The Planning Division received two (2) comment letters during the thirty (30)
25 day public comment period, one (1) from the Department of Toxic Substances Control and one (1)
26 from San Bernardino County Department of Public Works and the comments with response to
27 comments have been included in the Final Mitigated Negative Declaration; and
28

1 WHEREAS, the City mailed public hearing notices for the proposed Project to all property
2 owners within 1,000 feet of the project site, and published the public hearing notice in the San
3 Bernardino Sun newspaper as required by State law; and

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

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

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

14 SECTION 1: The Planning Commission hereby finds all of the above recitals to be true
15 and correct and such recitals are incorporated herein by this reference.

16 SECTION 2: The Planning Commission has independently reviewed and considered the
17 proposed Initial Study and Mitigated Negative Declaration (Environmental Assessment Review
18 No. 2022-0033) attached hereto as Exhibit "B" and incorporated herein by this reference, the
19 public comments upon it, and other evidence, and finds that the Mitigated Negative Declaration
20 was prepared in the manner required by law, and there is no substantial evidence in the record to
21 support a fair argument that the Project would result in a significant adverse effect upon the
22 environment, provided appropriate mitigation measures are imposed as recommended below.

23 SECTION 3: The Initial Study (Environmental Assessment Review No. 2022-0033)
24 prepared for the project identified that the Site did not have suitable habitat for any threatened or
25 endangered species, and therefore the proposed Project will have no individual or cumulative
26 adverse impacts upon resources, as defined in Section 711.2 of the State Fish and Game Code.

27 SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration
28 finds that there are no impacts or less than significant impacts to aesthetics, agriculture and forestry

1 resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous
2 materials, hydrology/water quality, land use/planning, mineral resources, population/housing,
3 public services, recreation, traffic and transportation, utilities and service systems, wildfire and
4 mandatory findings of significance.

5 SECTION 5: With the imposition of mitigation measures that address potential impacts
6 upon biological resources, cultural resources, noise, and tribal cultural resources, in the
7 community, and as set forth in the Mitigation Monitoring & Reporting Program, Exhibit "C"
8 hereto, which is attached hereto and incorporated herein by this reference, the proposed Project's
9 potential significant impacts will be reduced below a level of significance.

10 SECTION 6: For the foregoing reasons and based on the information and findings included
11 in the Initial Study and Mitigated Negative Declaration, technical reports, Mitigation Monitoring
12 and Reporting Program, Staff Report, public testimony, and all other documents and evidence in
13 the administrative record of proceedings, the Planning Commission has determined that the
14 Project, as conditioned and mitigated, will not have a significant adverse impact on the
15 environment and also finds that the preparation of the Initial Study and Mitigated Negative
16 Declaration attached hereto complies with CEQA. Therefore, the Planning Commission
17 recommends that the City Council certify the Initial Study, Mitigated Negative Declaration, and
18 Mitigation Monitoring and Reporting Program, making certain environmental findings to allow
19 the Project.

20 SECTION 7: The Chairman of the Planning Commission shall sign the passage and
21 adoption of this resolution and thereupon the same shall take effect and be in force.

22 PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

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MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-12** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 15th day of April 2026.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral,
9 foregoing Resolution No. **2026-12** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Gutierrez)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 15th day of April 2026.
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22 Heidy Gonzalez
23 Administrative Assistant
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RESOLUTION NO. 2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 2022-0001 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE FROM GENERAL COMMERCIAL (GC) WITH A SPECIFIC PLAN OVERLAY TO BUSINESS PARK (BP) WITH A SPECIFIC PLAN OVERLAY.

WHEREAS, approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, described in the legal description attached as Exhibit A ("Site"), is currently designated by the Land Use Element of the General Plan as General Commercial (GC) with a Specific Plan Overlay; and

WHEREAS, the applicant, Investment Building Group, proposes to change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay ("Project"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan ("SPA No. 2022-0002"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated

1 paving, landscaping, fencing, lighting, and drainage improvements on the Site (“PPD No. 2022-
2 0031”); and

3 WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires the
4 approval of an amendment to the General Plan, and the applicant has agreed to apply for General
5 Plan Amendment No. 2022-0001 (“GPA No. 2022-0001”); and

6 WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is
7 authorized to amend the General Plan within the City; and

8 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
9 Commission shall hold a public hearing for a proposed amendment to the General Plan and forward
10 a recommendation to the City Council for action; and

11 WHEREAS, on August 9, 2023, the Planning Commission of the City of Rialto conducted
12 a duly noticed public hearing, as required by law, on GPA No. 2022-0001, SPA No. 2022-0002,
13 CDP No. 2022-0019, and PPD No. 2022-0031, took testimony, at which time it received input
14 from staff, the city attorney, and the applicant; heard public testimony; discussed GPA No. 2022-
15 0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031; and closed the public
16 hearing; and

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

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

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

22 SECTION 2. Based on substantial evidence presented to the Planning Commission during
23 the public hearing conducted with regard to GPA No. 2022-0001, including written staff reports,
24 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
25 Planning Commission hereby determines that GPA No. 2022-0001 satisfies the requirements of
26 Government Code Sections 65358 pertaining to the findings which must be made precedent to
27 amending a General Plan. The findings are as follows:
28

1. That the proposed General Plan Amendment is in the public interest.

This finding is supported by the following facts:

The Site is surrounded on the south and west by existing industrial developments and uses. The Site is currently partially developed with an unoccupied building. The Project will change the general plan land use designation of the Site to Business Park (BP) with a Specific Plan Overlay, which is the same designation as the properties to the northeast, west and south of the Site.

The Project will facilitate the development of Class-A industrial warehouse buildings in keeping with the character of the adjacent properties. The new warehouse buildings will generate approximately 80 to 100 jobs, and any member of the public seeking employment will be provided additional employment opportunities. Furthermore, the development of new industrial warehouse buildings on the Site will contribute to an increase in revenues collected in form of permit fees, development impact fees, sales tax, and property tax. In addition, the Site is under-developed with minimal landscaping, missing paving, no screening, and the general plan amendment will facilitate a development that will greatly enhance the aesthetics of the Site and bring much needed infrastructure to the Site and its street frontages.

SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, staff determined that the project will not have an adverse impact on the environment, provided that mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice to all property owners within 1,000 feet of the project site for a public comment period held from February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in accordance with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference, the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve GPA No. 2022-0001 to change the land use designation of the Site from General Commercial (GC)

1 with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay, in accordance with
2 the applications on file with the Planning Division, subject to the following conditions:

- 3
4 1. GPA No. 2022-0001 is approved changing the general plan land use designation of
5 approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at
6 the northeast corner of Valley Boulevard and Willow Avenue, and described in the legal
7 description attached as Exhibit A, from General Commercial (GC) with a Specific Plan
8 Overlay to Business Park (BP) with a Specific Plan Overlay.
- 9
10 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
11 working hours to assure compliance with these conditions and other codes.
- 12
13 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
14 and/or any of its officials, officers, employees, agents, departments, agencies, and
15 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
16 demands, law suits, writs of mandamus, and other actions and proceedings (whether
17 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
18 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
19 and other such procedures), (collectively "Actions"), brought against the City, and/or
20 any of its officials, officers, employees, agents, departments, agencies, and
21 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
22 annul, the any action of, or any permit or approval issued by, the City and/or any of its
23 officials, officers, employees, agents, departments, agencies, and instrumentalities
24 thereof (including actions approved by the voters of the City), for or concerning the
25 Project (collectively, the "Entitlements"), whether such Actions are brought under the
26 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
27 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
28 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
or any decision of a court of competent jurisdiction. This condition to indemnify,
protect, defend, and hold the City harmless shall include, but not be limited to (i)
damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
attorneys' fees and other costs, liabilities and expenses incurred in connection with
such proceeding whether incurred by applicant, Property owner, or the City and/or
other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
are the "Damages"). Notwithstanding anything to the contrary contained herein, the
Applicant shall not be liable to the City Parties under this indemnity to the extent the
Damages incurred by any of the City Parties in such Action(s) are a result of the City
Parties' fraud, intentional misconduct or gross negligence in connection with issuing
the Entitlements. The applicant shall execute an agreement to indemnify, protect,
defend, and hold the City harmless as stated herein within five (5) days of approval of
GPA No. 2022-0001.
4. 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

1 subject to protest by the applicant at the time of approval or conditional approval of the
2 Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.

- 3 5. The applicant shall comply with all conditions of approval contained in SPA No. 2022-
4 0002, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict
5 with any condition of approval herein.

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

8 PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

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12 MICHAEL E. STORY, CHAIR
13 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-13** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 15th day of April 2026.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral,
9 foregoing Resolution No. **2026-13** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Gutierrez)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 15th day of April 2026.
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22 Heidy Gonzalez
23 Administrative Assistant
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RESOLUTION NO. 2026-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT NO. 2022-0002 TO CHANGE THE SPECIFIC PLAN ZONING DESIGNATION OF APPROXIMATELY 6.02 GROSS ACRES OF LAND (APN'S: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE FROM FREEWAY COMMERCIAL (F-C) WITHIN THE GATEWAY SPECIFIC PLAN TO INDUSTRIAL PARK (I-P) WITHIN THE GATEWAY SPECIFIC PLAN.

WHEREAS, approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, described in the legal description attached as Exhibit A ("Site"), is within the boundary of the Gateway Specific Plan and is currently zoned Freeway Commercial (F-C); and

WHEREAS, the applicant, Investment Building Group, proposes to change the specific plan zoning designation of the Site from F-C to Industrial Park (I-P) within the Gateway Specific Plan ("Project"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2022-0019 to facilitate the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site ("CDP No. 2022-0019"); and

WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of Design No. 2022-0031 to facilitate allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated

1 paving, landscaping, fencing, lighting, and drainage improvements on the Site (“PPD No. 2022-
2 0031”); and

3 WHEREAS, pursuant to Section 18.78.060 of the Rialto Municipal Code, the Project
4 requires the approval of an amendment to the Gateway Specific Plan, and the applicant has agreed
5 to apply for Specific Plan Amendment No. 2022-0002 (“SPA No. 2022-0002”); and

6 WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City Council
7 is authorized to adopt and implement specific plans with the City; and

8 WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto
9 Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment
10 to an adopted specific plan and forward a recommendation to the City Council for action; and

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

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

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

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

22 SECTION 2. Based on substantial evidence presented to the Planning Commission during
23 the public hearing conducted with regard to SPA No. 2022-0002, including written staff reports,
24 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
25 Planning Commission hereby determines that SPA No. 2022-0002 satisfies the requirements of
26 Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code
27 pertaining to the findings which must be made precedent to amending a Specific Plan. The findings
28 are as follows:

- 1 1. That the proposed Specific Plan Amendment is consistent with the goals and policies
2 of the General Plan and its purposes, standards and land use guidelines; and

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

4 The applicant proposes to change the specific plan zoning designation of the Site to Industrial
5 Park (I-P) within the Gateway Specific Plan. In conjunction with the Project, the applicant
6 proposes GPA No. 2022-0001 to change the general plan land use designation of the Site from
7 General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan
8 Overlay. The proposed I-P zoning designation is consistent with the Business Park with a
9 Specific Plan Overlay land use designation, and both will serve to facilitate the Development.

10 Additionally, the Project is consistent with Goal 2-16 and Goal 2-22 of the Land Use Element
11 of the General Plan, which encourages improved architectural and design quality that is
12 sensitive to the needs of the visitor or resident. The change in the specific plan zoning
13 designation will facilitate a development of superior architectural quality. The Development
14 proposes to incorporate significant wall plane articulation and several other architectural
15 features including reveals, metal brow accents, and glazing. The development will also
16 include a solid concrete screen wall around the loading area to screen views and reduce noise
17 pollution from the Site.

18 Furthermore, the Project is consistent with Goal 3-1 of the Economic Development Element
19 of the General Plan, which encourages strengthening and diversification of the economic base
20 and employment opportunities, while maintaining a positive business climate. The change in
21 the Specific Plan land use designation of the Site from F-C to I-P will lead to the development
22 of an industrial building on land that has remained historically under-developed and without
23 any commercial uses under the current commercial zoning.

- 24 2. That the proposed Specific Plan Amendment will help achieve a balanced community
25 of all races, age groups, income levels and ways of life; and

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

27 The Project will facilitate the development of one (1) 46,758 square foot industrial warehouse
28 building and one (1) 73,210 square foot industrial warehouse building, which will provide
29 new jobs across various wage and education levels available to all races, age groups, and ways
30 of life.

- 31 3. That the proposed Specific Plan Amendment results in development of desirable
32 character, which will be compatible with existing and proposed development in the
33 surrounding neighborhood; and

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

1 The Project will facilitate the development of two high-quality warehouse buildings. The
2 proposed development is consistent with existing warehouse developments to the northeast
3 and west of the Site and other recent warehouse developments within the Gateway Specific
4 Plan area.

5 The immediate area is predominantly designated for and developed with industrial uses,
6 and as a result, there are no sensitive land uses adjacent to or across the street from the Site.
7 The project is not expected to negatively impact any uses since measures, such as landscape
8 buffering and the installation of solid screen walls.

- 9 4. That the proposed Specific Plan Amendment contributes to a balance of land uses that
10 will enable local residents to work and shop in the community in which they live; and

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

12 Limited development opportunities exist within the Gateway Specific Plan area. To the east
13 of the project site, is self-storage facility, and to the northeast, across a San Bernardino County
14 Flood Control flood channel, is an existing industrial warehouse building. To the south, across
15 Valley Boulevard, is a vacant non-conforming property, and to the west, across Willow
16 Avenue, is an approximately 131,000 square foot industrial building. The Site has remained
17 historically under-developed and without any commercial uses with the Freeway Commercial
18 (F-C) zoning designation. The likelihood that the Site will develop into a commercial use is
19 remote given the industrial character to the south and west of the Site. The most logical
20 specific plan zoning designation to facilitate the development of the Site is an industrial zone,
21 such as the Industrial Park (I-P) zoning designation. The I-P zoning designation will maintain
22 consistency with the surrounding area and provide job opportunities for those living in
23 existing residential areas within the City.

- 24 5. That the proposed Specific Plan Amendment respects the environmental and aesthetic
25 assets of the community consistent with economic realities; and

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

27 Dudek, Inc. prepared an Initial Study (Environmental Assessment Review No. 2022-0033) in
28 accordance with the California Environmental Quality Act (CEQA). Based on the findings
and recommended mitigation with the Initial Study, staff determined that the project will not
have an adverse impact on the environment, provided that mitigation measures are
implemented, and a Mitigated Negative Declaration was prepared.

Additionally, the development, enabled by the Project, will meet or exceed all aesthetic design
guidelines required by the Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code
and City's Design Guidelines through the incorporation of landscaping, significant wall plane
articulation on the building, and several other architectural features including reveals, metal
brow accents, and glazing.

- 1 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and
2 passive energy conservation measures.

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

4 The development, enabled by the Project, is required to meet or exceed California Building
5 Code Title 24, Part 6 Energy Efficiency Standards. This will be achieved through the
6 implementation of features such as, but not limited to, energy efficient windows, energy
7 efficient heating and cooling systems, painting in light off-white colors to reflect heat away,
8 and structural accommodation of photovoltaic solar electric systems.

9 SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been
10 prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-
11 0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings
12 and recommended mitigation with the Initial Study, staff determined that the project will not have an
13 adverse impact on the environment, provided that mitigation measures are implemented, and a
14 Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice
15 of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice
16 to all property owners within 1,000 feet of the project site for a public comment period held from
17 February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in
18 accordance with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference,
19 the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative
20 Declaration and direct the Planning Division to file the necessary documentation with the Clerk of
21 the Board of Supervisors for San Bernardino County.

22 SECTION 4. The Planning Commission hereby recommends that the City Council approve
23 SPA No. 2022-0002 to change the specific plan zoning designation of the Site from Freeway
24 Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway
25 Specific Plan, in accordance with the applications on file with the Planning Division, subject to the
26 following conditions:

- 27 1. SPA No. 2022-0002 is approved changing the specific plan zoning designation of
28 approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at

1 the northeast corner of Valley Boulevard and Willow Avenue, as described in the legal
2 description attached as Exhibit A, from Freeway Commercial (F-C) within the Gateway
Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan.

- 3 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
4 working hours to assure compliance with these conditions and other codes.
- 5 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
6 and/or any of its officials, officers, employees, agents, departments, agencies, and
7 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
8 demands, law suits, writs of mandamus, and other actions and proceedings (whether
9 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
10 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
11 and other such procedures), (collectively "Actions"), brought against the City, and/or
12 any of its officials, officers, employees, agents, departments, agencies, and
13 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
14 annul, the any action of, or any permit or approval issued by, the City and/or any of its
15 officials, officers, employees, agents, departments, agencies, and instrumentalities
16 thereof (including actions approved by the voters of the City), for or concerning the
17 Project (collectively, the "Entitlements"), whether such Actions are brought under the
18 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
19 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
20 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
21 or any decision of a court of competent jurisdiction. This condition to indemnify,
22 protect, defend, and hold the City harmless shall include, but not be limited to (i)
23 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
24 attorneys' fees and other costs, liabilities and expenses incurred in connection with
25 such proceeding whether incurred by applicant, Property owner, or the City and/or
26 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
27 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
28 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
SPA No. 2022-0002.
4. 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.
5. Approval of SPA No. 2022-0002 will not be valid until such time that the City Council of
the City of Rialto has approved General Plan Amendment No. 2022-0001, which was
prepared in conjunction with the Project.

6. The applicant shall comply with all conditions of approval contained in GPA No. 2022-0001, CDP No. 2022-0019, and PPD No. 2022-0031, to the extent they are not in conflict with any condition of approval herein.

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

PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.


MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-14** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 15th day of April 2026.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral,
9 foregoing Resolution No. **2026-14** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Gutierrez)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 15th day of April 2026.
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22 Heidy Gonzalez
23 Administrative Assistant
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WHEREAS, the applicant, Investment Building Group, proposes the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building (“Project”) on approximately 6.02 acres of land (APN’s: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue (“Site”); and

WHEREAS, Pursuant to Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code, the Project requires a Conditional Development Permit, and the applicant agreed to apply for Conditional Development Permit No. 2022-0019 (“CDP No. 2022-0019”); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a

1 Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the
2 Gateway Specific Plan (“SPA No. 2022-0002”); and

3 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of
4 Design No. 2022-0031 to facilitate the development of one (1) 46,758 square foot industrial
5 warehouse building and one (1) 73,210 square foot industrial warehouse building on the Site
6 (“PPD No. 2022-0065”); and

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

13 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.
14 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto as
15 follows:

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

18 SECTION 2. Based on substantial evidence presented to the Planning Commission during
19 the public hearing conducted with regard to CDP No. 2022-0019, including written staff reports,
20 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
21 Planning Commission hereby determines that CDP No. 2022-0019 satisfies the requirements of
22 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
23 precedent to granting a conditional development permit, which findings are as follows:

- 24 1. The proposed use is deemed essential or desirable to provide a service or facility
25 which will contribute to the convenience or general well-being of the neighborhood
26 or community; and

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

28 The Site is under-developed and includes an existing industrial building near the south
portion of the Site which has been used for storage with supporting office in the past but is
currently vacant. The Project will develop the highest and best use for the Site, in

1 accordance with the proposed Industrial Park (I-P) zone of the Gateway Specific Plan.
2 Additionally, the Project will provide employment opportunities within the City and reduce
3 blight by implementing a use on non-conforming, semi-improved land.

- 4 2. The proposed use will not be detrimental or injurious to health, safety, or general
5 welfare of persons residing or working in the vicinity; and

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

7 The development of an industrial warehouse building on the Site is consistent with the
8 proposed Industrial Park (I-P) zone, which conditionally permits the development and
9 operation of industrial warehouse buildings. To the north of the project site, is vacant land
10 with a wireless telecommunications facility, to the east is an existing self-storage facility
11 and Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot
12 industrial building, and to the south across Valley Boulevard, is a vacant non-conforming
13 site. The proposed zoning designation of the Site and the zoning designation of the
14 properties to the west and south is I-P. The Project is consistent with the proposed I-P
15 zoning designation and the surrounding developments. The nearby area is predominantly
16 designated for and developed with industrial uses, and as a result, there are no sensitive
17 land uses adjacent to or across the street from the project site. The project is not expected
18 to negatively impact any uses with the successful implementation of measures such as
19 landscape buffering, the installation of solid screen walls, and aesthetic building
20 enhancements.

- 21 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
22 other physical characteristics to accommodate the proposed use in a manner
23 compatible with existing land uses; and

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

25 The Site is approximately 6.02 acres in size, is fairly level, and adjacent to two (2) public
26 streets, which will be able to accommodate the proposed use. The Project will have four (4)
27 points of access – one (1) via Valley Boulevard and three (3) via Willow Avenue. All
28 proposed driveways measure thirty-two (32) feet wide. The Valley Boulevard driveway
near the southeast corner of the project site will provide right-in/right-out access for
passenger vehicles only. The southern Willow Avenue driveway will provide full-access
for passenger vehicles only while the northern and central Willow Avenue driveways will
provide full-access for both trucks and passenger vehicles. In addition, the building will
have 111 parking spaces, which exceeds the amount required by Chapter 18.58 (Off-Street
Parking) of the Rialto Municipal Code.

4. The site has adequate access to those utilities and other services required for the
proposed use; and

This finding is supported by the following facts:

1 The Site is currently developed with an existing industrial building and has adequate access
2 to all utilities and services required through main water, electric, sewer, and other utility lines
3 that will be hooked up to the Site.

- 4 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
5 not be injurious to property or improvements in the vicinity or otherwise be
6 inharmonious with the General Plan and its objectives, the Gateway Specific Plan, or
7 any zoning ordinances, and

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

9 As previously stated, the proposed use is consistent with the proposed BP general plan land
10 use designation and proposed I-P zoning designation. The design of the Project includes
11 solid concrete screen walls such that none of the dock doors will be visible from the public
12 right-of-way, the building will have 111 parking spaces, and the Project will have a Floor
13 Area Ratio (FAR) of 45.8 percent, all of which comply with the proposed BP general plan
14 land use designation, the proposed I-P zone, the Gateway Specific Plan, and the City's
Design Guidelines. Additionally, a minimum twenty-five (25) foot wide landscaped
setbacks will be provided along the entire frontages of Valley Boulevard, and Willow
Avenue. Landscaping will be abundantly incorporated into the Site, as the landscape
coverage for the project is 19.6 percent, which exceeds the minimum required amount of
10.0 percent.

- 15 6. Any potential adverse effects upon the surrounding properties will be minimized to
16 every extent practical and any remaining adverse effects shall be outweighed by the
benefits conferred upon the community or neighborhood as a whole.

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

18 The Project's effects will be minimized through the implementation of the Conditions of
19 Approval contained herein, and through the implementation of Conditions of Approval
20 imposed by the City Council on the Precise Plan of Design, such as extensive landscaping,
21 solid screen walls, decorative paving, and enhanced architectural features. The
development of a high-quality industrial development will provide additional employment
22 opportunities for residents and visitors to the City. The Project will also serve to develop
a piece of land, which has remained non-conforming and under-developed. The Project is
23 consistent with the proposed I-P zoning designation and the surrounding land uses. The
nearby area is predominantly designated for and developed with industrial uses, and as a
24 result, there are no sensitive land uses adjacent to or across the street from the project site.
The project is not expected to negatively impact any uses with the successful
25 implementation of measures such as landscape buffering, the installation of solid screen
walls, and aesthetic building enhancements. Therefore, any potential adverse effects are
26 outweighed by the benefits conferred upon the community and neighborhood as a whole.
27
28

1 SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been
2 prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-
3 0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings
4 and recommended mitigation with the Initial Study, staff determined that the project will not have an
5 adverse impact on the environment, provided that mitigation measures are implemented, and a
6 Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice
7 of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice
8 to all property owners within 1,000 feet of the project site for a public comment period held from
9 February 11, 2026 to May 12, 2026. The Mitigated Negative Declaration was prepared in accordance
10 with CEQA. Pursuant to Resolution No. _____, incorporated herein by this reference, the
11 Planning Commission hereby recommends that the City Council adopt the Mitigated Negative
12 Declaration and direct the Planning Division to file the necessary documentation with the Clerk of
13 the Board of Supervisors for San Bernardino County.
14

15 SECTION 4. The Planning Commission hereby recommends that the City Council approve
16 CDP No. 2022-0019, in accordance with the plans and application on file with the Planning Division,
17 subject to the following conditions:

- 18 1. The approval is granted allowing the development and operation of one (1) 46,758 square
19 foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse
20 building on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04)
21 located at the northeast corner of Valley Boulevard and Willow Avenue, as shown on the
22 plans attached as Exhibit A and as approved by the City Council. If the Conditions of
23 Approval specified herein are not satisfied or otherwise completed, the project shall be
24 subject to revocation.
- 25 2. City inspectors shall have access to the site to reasonably inspect the site during normal
26 working hours to assure compliance with these conditions and other codes.
- 27 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
28 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

1 any of its officials, officers, employees, agents, departments, agencies, and
2 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
3 annul, the any action of, or any permit or approval issued by, the City and/or any of its
4 officials, officers, employees, agents, departments, agencies, and instrumentalities
5 thereof (including actions approved by the voters of the City), for or concerning the
6 Project (collectively, the "Entitlements"), whether such Actions are brought under the
7 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
8 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
9 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
10 or any decision of a court of competent jurisdiction. This condition to indemnify,
11 protect, defend, and hold the City harmless shall include, but not be limited to (i)
12 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
13 attorneys' fees and other costs, liabilities and expenses incurred in connection with
14 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
CDP No. 2022-00019.

- 15 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
16 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
17 subject to protest by the applicant at the time of approval or conditional approval of the
18 Project or within 90 days after the date of the imposition of the fees, dedications,
19 reservations, or exactions imposed on the Project.
- 20 5. The tenants within the building shall always conduct operations consistent with the
21 environmental analysis contained within the Environmental Impact Report
22 (Environmental Assessment Review No. 2022-0033) adopted for the Project.
- 23 6. The property owner(s) and building tenants shall always abide by all operational
24 mitigation measures contained within the Mitigation Monitoring and Reporting Program
25 associated with the Environmental Impact Report (Environmental Assessment Review
26 No. 2020-0033) adopted for the Project.
- 27 7. The Project shall be limited to a maximum of 91 actual passenger car trips and 61 actual
28 truck trips daily, in accordance with the Trip Generation Summary of the Transportation
memorandum prepared for the Project by Dudek, Inc. and dated March 24, 2022, Revised
July 21, 2025, which is attached hereto as Exhibit B.
8. The applicant, landlord, and/or tenant(s) shall ensure that all inbound truck traffic that
requires temporary queuing or staging do so on-site. Inbound truck traffic shall not queue
or stage on any public street at any time. Activities on-site shall not operate in such a

manner that would impact traffic lanes, cause back up (queuing or staging) of vehicles into the public-right-of-way, or create any unsafe conditions. Fire and Police access and passage around trucks queuing or staging on-site shall be feasible at all times and activities shall not block parking areas, access or passage for disabled persons or emergency response vehicles.

9. The applicant, landlord, and/or tenant(s) shall only park or store trucks and trailers within designated truck/trailer parking spaces adjacent to the dock doors. No trucks or trailers shall be parked or stored within any drive-aisles or passenger vehicle parking areas outside of the enclosed truck courts at any time.
10. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of the building at any time, except for trucks, trailers, and vehicles associated with the operation(s) conducted within the building, without prior approval of a separate Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code.
11. At the discretion of the Rialto Police Department, the applicant shall install and maintain exterior security cameras at the location that cover the entire Site. The exterior security cameras shall be installed prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via the FususONE web application, or successor application, at all times.
12. Approval of CDP No. 2022-0019 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.
13. In the event, that any operation on the Site is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to, uses which are or have become offensive to neighboring property or the goals and objectives of the proposed Industrial Park (I-P) zoning district of the Gateway Specific Plan and the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.
14. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2022-0019, GPA No. 2022-0001, SPA No. 2022-0002, or PPD No. 2022-0031, the Planning Commission may initiate proceedings to revoke the conditional development permit in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 2022-0019 may be revoked, suspended, or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:
 - a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;

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

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-15** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 15th day of April 2026.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral,
9 foregoing Resolution No. **2026-15** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Gutierrez)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 15th day of April 2026.
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22 Heidy Gonzalez
23 Administrative Assistant
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RESOLUTION NO. 2026-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE PRECISE PLAN OF DESIGN NO. 2022-0031 ALLOWING THE DEVELOPMENT OF ONE (1) 46,758 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AND ONE (1) 72,951 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 6.02 OF LAND (APNS: 0132-182-08, -09, & 0132-202-04) LOCATED AT THE NORTHEAST CORNER OF VALLEY BOULEVARD AND WILLOW AVENUE.

WHEREAS, the applicant, Investment Building Group, proposes to develop one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building ("Project") on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue ("Site"); and

WHEREAS, the Project will consist of Building 1 composed of approximately 66,810 square feet of warehouse space, with a potential for 2 speculative tenants with a combined 2,400 square feet of mezzanine space, 4,000 square feet of office space, 10 dock doors and two (2) grade level roll-up doors. Building 2 will be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, 2,000 square feet of office space, 5 dock doors and one (1) grade level roll-up door; and

WHEREAS, Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2022-0031 ("PPD No. 2022-0031"); and

WHEREAS, in conjunction herewith, the applicant has submitted General Plan Amendment No. 2022-0001 to change the general plan land use designation of the Site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay ("GPA No. 2022-0001"); and

WHEREAS, in conjunction herewith, the applicant has submitted Specific Plan Amendment No. 2022-0002 to change the specific plan zoning designation of the Site from a

1 Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the
2 Gateway Specific Plan (“SPA No. 2022-0002”); and

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

8 WHEREAS, on April 15, 2026, the Planning Commission of the City of Rialto conducted a
9 duly noticed public hearing, as required by law, on PPD No. 2022-0031, GPA No. 2022-0001, SPA
10 No. 2022-0002, and CDP No. 2022-0019, took testimony, at which time it received input from staff,
11 the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2022-
12 0031, GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019; and closed the public
13 hearing; and

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

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

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

19 SECTION 2. Based on substantial evidence presented to the Planning Commission during
20 the public hearing conducted with regard to PPD No. 2022-0031, including written staff reports,
21 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
22 Planning Commission hereby determines that PPD No. 2022-0031 satisfies the requirements of
23 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
24 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

1 GPA No. 2022-0001, prepared in conjunction with the Project, will change the general plan
2 land use designation of the Site to Business Park (BP) with a Specific Plan Overlay. SPA No.
3 2022-0002, prepared in conjunction with the Project, will change the specific plan zoning
4 designation of the Site to Industrial Park (I-P) within the Gateway Specific Plan. The Project,
5 as conditioned herein, will comply with all City ordinances and regulations including those
6 of the proposed I-P zoning district, the Gateway Specific Plan, and the City's Design
7 Guidelines. The I-P zoning district allows for the development and operation of industrial
8 warehouse buildings, as proposed by the Project. Additionally, the Project meets all of the
9 required development standards of the proposed I-P zoning district including, but not limited
10 to, required building setbacks, parking, landscaping, building height, floor area ratio, etc.
11

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

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

20 The Site is approximately 6.02 acres in size, is fairly level, and adjacent to two (2) public
21 streets, which will be able to accommodate the proposed use. To the north of the project
22 site, is vacant land with a wireless telecommunications facility, to the east is an existing
23 self-storage facility and Flood Control channel, to the west across Willow Avenue, is a
24 492,410 square foot industrial building, and to the south across Valley Boulevard, is a
25 vacant non-conforming site. The Project is consistent with the proposed I-P zoning district
26 and the surrounding land uses. The nearby area is predominantly designated for and
27 developed with industrial uses, and as a result, there are no sensitive land uses adjacent to
28 or across the street from the project site. The project is not expected to negatively impact
any uses with the successful implementation of measures such as landscape buffering, the
installation of solid screen walls, and aesthetic building enhancements.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of
Approval contained herein, such as extensive landscaping, concrete screen walls, decorative
paving, and enhanced architectural features. To the north of the project site, is vacant land
with a wireless telecommunications facility, to the east is an existing self-storage facility and
Flood Control channel, to the west across Willow Avenue, is a 492,410 square foot industrial
building, and to the south across Valley Boulevard, is a vacant non-conforming site. The
Project is consistent with the proposed I-P zoning district and the surrounding land uses. The
nearby area is predominantly designated for and developed with industrial uses, and as a

1 result, there are no sensitive land uses adjacent to or across the street from the project site.
2 The project is not expected to negatively impact any uses with the successful implementation
3 of measures such as landscape buffering, the installation of solid screen walls, and aesthetic
building enhancements.

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

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

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

12 SECTION 3. An Initial Study (Environmental Assessment Review No. 2022-0033) has been
13 prepared for GPA No. 2022-0001, SPA No. 2022-0002, CDP No. 2022-0019, and PPD No. 2022-
14 0031 in accordance with the California Environmental Quality Act (CEQA). Based on the findings
15 and recommended mitigation with the Initial Study, staff determined that the project will not have an
16 adverse impact on the environment, provided that mitigation measures are implemented, and a
17 Mitigated Negative Declaration was prepared. The local newspaper published a copy of the Notice
18 of Intent to adopt the Mitigated Negative Declaration for the project, and the City mailed the notice
19 to all property owners within 1,000 feet of the project site for a public comment period held from
20 February 11, 2026 to March 12, 2026. The Mitigated Negative Declaration was prepared in
21 accordance with CEQA. The Planning Commission hereby recommends that the City Council adopt
22 the Mitigated Negative Declaration and direct the Planning Division to file the necessary
23 documentation with the Clerk of the Board of Supervisors for San Bernardino County.
24

25 SECTION 4. The Planning Commission hereby recommends that the City Council approve
26 PPD No. 2022-0031, in conjunction with GPA No. 2022-0001, SPA No. 2022-0002, and CDP No.
27 2022-0019, to allow the development of one (1) 46,758 square foot industrial warehouse building
28 and one (1) 73,210 square foot industrial warehouse building on approximately 6.02 acres of land

(APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, in accordance with the plans and application on file with the Planning Division, subject to the following Conditions of Approval:

1. The applicant is granted PPD No. 2022-0031 allowing the development of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 6.02 acres of land (APNs: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue, subject to the Conditions of Approval contained herein.
2. The approval of PPD No. 2022-0031 is granted for a two (2) year period from the date of approval. Approval of PPD No. 2022-0031 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. Any request for an extension shall be reviewed by the Community Development Director and shall be based on the progress that has taken place toward the development of the project.
3. The development associated with PPD No. 2022-0031 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.
4. The development associated with PPD No. 2022-0031 shall comply with all Conditions of Approval contained within GPA No. 2022-0001, SPA No. 2022-0002, and CDP No. 2022-0019.
5. The development associated with PPD No. 2022-0031 shall comply with all applicable sections of the Gateway Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.
6. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
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

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

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

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

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.

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24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Valley Boulevard. 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 Valley Boulevard shall be the *Tristania Conferta* "Brisbane Box" and/or the *Liriodendron Tulipifera* "Tulip Tree". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
25. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Willow Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Willow Avenue shall be the *Geijera Parviflora* "Australian Willow" and/or the *Lagerstromia Indica* "Crape Myrtle". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
26. The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
27. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and off-site (adjacent to the project site) that is not covered by structures, walkways, parking 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. 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 installation of the planting and irrigation shall be certified in writing by the landscape architect responsible for preparing the landscape plans prior to the issuance of a Certificate of Occupancy.
29. 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.
30. All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.
31. The applicant shall comply with all conditions of approval for PPD No. 2022-0031 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
32. All improvements within the public right-of-way require a City of Rialto Encroachment Permit.
33. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including any applicable Transportation Fair Share 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.
34. Prior to issuance of building permit, the applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including Transportation Fair Share Contribution fees. The fair-share amount shall be subject to the California Construction Cost Index (CCCI) for escalation of construction costs.
35. The applicant is responsible for requesting address assignment from the Planning Division for any new building, irrigation water meter and electrical pedestal. Addresses for irrigation meters must be based upon approved civil plans. Addresses for electrical pedestals must be based upon approved SCE plans. The main building address shall be included on Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.
36. A separate Off-Site Construction Permit is required for each type of improvement within the public right-of-way, including street, dry utility, and wet utility (RWS only). To expedite and coordinate all improvements in the public right-of-way, the applicant shall 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, the Off-Site Construction Permits will replace individual Encroachment Permits typically obtained by the developer's contractor.

- 1 37. At the discretion of the City Engineer, the applicant shall apply for annexation of the
2 underlying property into City of Rialto Landscape and Lighting Maintenance District
3 No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on
4 the property. An application fee of \$5,000 shall be paid at the time of application.
5 Annexation into LLMD 2 is a condition of acceptance of any new median, parkway,
6 and/or easement landscaping, or any new public street lighting improvements, to be
7 maintained by the City of Rialto. All final approved plans and documents required for
8 the annexation shall be submitted by the property owner prior to issuance of a building
9 permit. The annexation process shall be completed prior to recordation of any
10 applicable Final Tract/Parcel Maps. For developments with no Final Maps or if the
11 Final Map does not create any new parcels, the annexation process shall be completed
12 prior to issuance of any certificate of occupancy. Due to the required City Council
13 Public Hearing action, the annexation process takes months and as such the developer
14 is advised to submit all plans and documents required for Special District annexation as
15 early-on in the in the plan review and permitting process to avoid any delays with
16 issuance of permit(s) and certificate(s) of occupancy or approval of final map(s).
- 17 38. The applicant shall submit off-site landscaping and irrigation system improvement plans
18 for review and approval at the time of first (1st) public improvement plan submittal to
19 the Engineering Services Department. The parkway irrigation system shall be separately
20 metered from the on-site private irrigation to be maintained for a period of one (1) year
21 and annexed into a Special District. The off-site landscape and irrigation plans must
22 show separate electrical and water meters to be annexed into the Landscape and
23 Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape
24 and irrigation plans shall be approved concurrently with the street improvement plans,
25 including the median portion, prior to issuance of a building permit. The landscaping
26 architect must contact the City of Rialto Landscape Contract Specialist at (909) 820-
27 2602 to ensure all landscape and irrigation guidelines are met prior to plan approval.
28 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.
39. All median, applicable landscape easement, and parkway landscaping shall be
guaranteed for a period of one year from the date of acceptance by the City Engineer
acceptance. Any landscaping that fails during the one-year landscape maintenance
period shall be replaced with similar plant material to the satisfaction of the City
Engineer and shall be subject to a subsequent one-year landscape maintenance period.
The applicant must contact the City of Rialto Landscape Contract Specialist at (909)
820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing
maintenance.
40. The applicant shall install City Engineer approved deep root barriers, in accordance with
the Engineering Services Department Landscape and Irrigation Guidelines, for all trees
installed within ten (10) feet of the public sidewalk and/or curb.

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- 2 41. All new street lights shall be installed on an independently metered, City-owned
- 3 underground electrical system. The developer shall be responsible for applying with
- 4 Southern California Edison ("SCE") for all appropriate service points and electrical
- 5 meters. New meter pedestals shall be installed, and electrical service paid by the
- 6 developer, until such time as the underlying property is annexed into LLMD 2. The
- 7 City shall not pay the charges for electrical service until the landscape and irrigation is
- 8 accepted after the one-year maintenance period and the underlying property is annexed
- 9 into LLMD 2.
- 10
- 11 42. If and where deficiencies in the existing system occur, the applicant shall construct a
- 12 new underground electrical system for public street lighting improvements along the
- 13 project frontages of Valley Boulevard, and Willow Avenue, as determined necessary by
- 14 the City Engineer. New marbelite streetlight poles with LED light fixtures shall be
- 15 installed in accordance with City of Rialto Standard Drawings, as determined necessary
- 16 by the City Engineer. Additionally, the applicant shall provide 2" conduit and pull
- 17 boxes along the opposite side of the street for continuation of the streetlight system for
- 18 future built out.
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- 20 43. The applicant shall submit street light improvement plans, along the entire project
- 21 frontage, prepared by a registered California civil engineer to the Engineering Services
- 22 Department for review. The plans shall be approved by the City Engineer prior to the
- 23 issuance of building permit or off-site construction permit.
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- 25 44. The applicant shall submit sewer improvement plans by a registered California civil
- 26 engineer to the Engineering Services Department for review. The plans shall be
- 27 approved by the City Engineer prior to the issuance of building permits in accordance
- 28 with an approved Subdivision Improvement Agreement.
45. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Engineering Services Department for record purposes. The plans shall be approved by Rialto Water Services, the City's water purveyor, prior to the issuance of building permits in accordance with an approved Subdivision Improvement Agreement.
46. The applicant shall submit a Precise Grading/Paving Plan prepared by a California registered civil engineer to the Engineering Services Department for review and approval. The Grading Plan shall be approved by the City Engineer prior to the issuance of any building permit.
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.

- 1 48. The project shall submit civil engineering design plans, reports and/or documents,
2 prepared by a registered/licensed civil engineer, for review and approval by the City
3 Engineer per the current submittal requirements, prior to the indicated threshold or as
4 required by the City Engineer:
- 5 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
6 issuance)
 - 7 b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing &
8 Striping, Landscape & Irrigation, traffic signal modification, etc. (prior to off-site
9 construction permit issuance, whichever occurs first)
 - 10 c. FINAL DRAINAGE STUDY (prior to grading plan approval)
 - 11 d. FINAL WQMP (prior to grading plan approval)
 - 12 e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE
13 ADJUSTMENT, LOT MERGER, VACATION, etc.) (prior to Building Permit
14 Issuance or Occupancy Release).
 - 15 f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)
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- 17 49. The applicant shall provide rough grade (pad elevation) certification, engineered-fill
18 certification, and compaction report for all building pads in conformance with the
19 approved rough or precise grading plan, to the Engineering Services Department prior
20 to construction of any building foundation or issuance of building permit.
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- 22 50. Prior to issuance of building permit, the applicant shall submit a Public Improvement
23 Agreement (PIA) and the required security to the Engineering Division for review and
24 acceptance.
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- 26 51. The applicant shall provide precise/final grade certification prior to Certificate of
27 Occupancy approval.
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- 29 52. Prior to issuance of a building permit, the applicant shall submit a Lot Merger addressing
30 the 3 parcels, to the Engineering division for review and approval and recordation with
31 the San Bernardino County Recorder's office
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- 33 53. The public and street improvements outlined in these conditions of approval are intended
34 to convey to the developer an accurate scope of required improvements, however, the
35 City Engineer reserves the right to require reasonable additional improvements as may
36 be determined in the course of the review and approval of street improvement plans
37 required by these conditions.
- 38
- 39 54. Prior to grading plan approval, the applicant shall provide preliminary Southern
40 California Edison (SCE) plans to the Engineering Division for review. The plans shall
41 show undergrounding of overhead utilities as follows:
- 42 a. East side of Willow Avenue from Valley Boulevard to the northerly property line
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- 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 prior to completion of on-site construction will not be allowed unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City 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.
56. All street cuts for utilities shall be repaired in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.
57. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, all street and/or trench cuts in street newly paved or slurry will be subject to moratorium street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code. Contact the Engineering Services Department for a list of streets subject to the moratorium.
58. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e., Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.

- 1 59. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and
2 new electrical distribution lines of sixteen thousand volts or less and overhead service
3 drop conductors, and all telephone, television cable service, and similar service wires or
4 lines, which are on-site, abutting, and/or transecting, shall be installed underground.
5 Utility undergrounding shall extend to the nearest off-site power pole. This may require
6 undergrounding beyond the project limits on Willow Avenue to prevent any existing
7 poles to remain or new poles to be placed for guy wire purposes along the project
8 frontage. New power poles shall not be installed unless otherwise approved by the City
9 Engineer. A letter from the owners of the affected utilities shall be submitted to the City
10 Engineer prior to approval of the Grading Plan, informing the City that they have been
11 notified of the City's utility undergrounding requirement and their intent to commence
12 design of utility undergrounding plans. When available, the utility undergrounding plan
13 shall be submitted to the City Engineer identifying all above ground facilities in the area
14 of the project to be undergrounded..
- 15 60. The applicant shall traffic signal modification plans prepared by a California registered
16 civil engineer or traffic engineer, for review and approval by the City Engineer. All
17 required traffic striping and signage improvements shall be completed concurrently with
18 required street improvements to the satisfaction of the City Engineer prior to the
19 issuance of building permit or off-site construction permit. The traffic signal
20 modifications shall include new or upgraded video detection system and new or
21 upgraded battery backup system.
- 22 61. The applicant shall complete all required traffic signal modifications at the intersection
23 of Willow Avenue and Valley Boulevard, to the satisfaction of the City Engineer.
24 Improvements shall include, but are not limited to, video detection upgrades, Battery
25 Backup System (BBS) upgrades, and ADA-compliant curb ramps for the entire
26 intersection, prior to occupancy approval.
- 27 62. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs
28 along the entire project frontage, in accordance with the General Plan and the City of
Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a
Certificate of Occupancy.
63. The applicant shall provide construction signage, lighting and barricading during all
phases of construction as required by City Standards or as directed by the City Engineer.
As a minimum, all construction signing, lighting and barricading shall be in accordance
with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform
Traffic Control Devices, or subsequent editions in force at the time of construction.
64. Upon approval of any improvement plan by the City Engineer, the applicant shall
provide the improvement plan to the City in digital format, consisting of a DWG
(AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
(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.

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- 2 65. The applicant shall construct 4-inch conduit within the parkway area along the entire
- 3 project frontages of Valley Boulevard, and Willow Avenue for future use.
- 4 66. The applicant shall dedicate and/or vacate additional right-of-way along the entire
- 5 frontage of Valley Boulevard, as necessary, to provide the ultimate half-width of 50 feet,
- 6 in accordance with the Gateway Specific Plan.
- 7 67. The applicant shall dedicate and/or vacate additional right-of-way along the entire
- 8 frontage of Willow Avenue, as necessary, to provide the ultimate half-width of 32 feet,
- 9 in accordance with the Gateway Specific Plan.
- 10 68. The applicant shall construct an 8-inch curb and gutter along the entire frontage of
- 11 Valley Boulevard 48 feet south of centerline, in accordance with City of Rialto Standard
- 12 Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a
- 13 Certificate of Occupancy.
- 14 69. The applicant shall construct an 8-inch curb and gutter along the entire frontage of
- 15 Willow Avenue 20 feet east of centerline, in accordance with City of Rialto Standard
- 16 Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a
- 17 Certificate of Occupancy.
- 18 70. The applicant shall replace any existing non-compliant, damaged, or unsatisfactory
- 19 sidewalk along the project frontage to the satisfaction of the City Engineer, prior to the
- 20 issuance of a Certificate of Occupancy.
- 21 71. Prior to occupancy approval, the applicant shall replace all damaged, destroyed, or
- 22 modified pavement legends, traffic control devices, signing, striping, and streetlights,
- 23 associated with the proposed development shall be replaced as required by the City
- 24 Engineer prior to issuance of a Certificate of Occupancy.
- 25 72. The applicant shall construct three (3) new thirty-two (32) foot wide commercial
- 26 driveway approaches along the Willow Avenue frontage, in accordance with City of
- 27 Rialto Standard Drawing No. SC-214, or as otherwise approved by the City Engineer. Nothing
- 28 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.
73. The applicant shall construct a new thirty-two (32) foot wide commercial driveway approaches along the Valley Boulevard frontage, in accordance with City of Rialto 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.

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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% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, perform a 2" grind and overlay over the full street width using PG 64-10 ARHM CC-G.
75. Valley Boulevard is designated a Major Highway in the Gateway Specific Plan with a 100-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% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, perform a 2" grind and overlay over the full street width using PG 64-10 ARHM CC-G.
76. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontages of Valley Boulevard, and Willow Avenue, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.
77. The applicant shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest 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.
79. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
80. Domestic water service to the underlying property is provided by Rialto Water Services. The applicant shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property.
81. The applicant shall install a new domestic water line lateral connection to the main water line within either Valley Boulevard or Willow Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to issuance of building permits.
82. The applicant shall provide certification from Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Engineering Services Department.
83. The development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the applicant shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The applicant is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval.
84. The applicant shall submit a Water Quality Management Plan identifying site-specific Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. 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 Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
86. Prior to issuance of grading permit or on-site construction permit, the applicant shall submit a precise grading plan prepared by a California registered civil engineer to the Engineering Division for review and approval by the City Engineer. The plan shall conform to the requirements of the California Building Code for review and approval.
87. Prior to grading plan approval, the applicant shall submit a final hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Hydrology studies shall be prepared in accordance with the San Bernardino County Hydrology Manual and Rialto drainage criteria. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing pre-developed condition and proposed developed condition, using the 100-year frequency storm.
88. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains. All on-site and off-site designs must comply with NPDES stormwater regulations.
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 installed for the benefit of the proposed development (i.e. Rialto Water Services, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
92. 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).
93. 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 frontage of Valley Boulevard.
 - c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"
94. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.
95. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

- 1 96. Prior to occupancy approval, all abandoned utilities shall be completely removed.
2 Utilities may not be abandoned in place.
- 3 97. The applicant shall submit full architectural and structural plans with all mechanical,
4 electrical, and plumbing plans, structural calculations, truss calculations and layout,
5 rough grading plans approved by Public Works Engineering, Water Quality
6 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
7 Title 24 Energy Calculations to the Building Division for plan check and review, prior
8 to the issuance of building permits.
- 9 98. The applicant shall provide a Scope of Work on the title page of the architectural plan
10 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
11 perimeter walls, trash enclosure, etc.).
- 12 99. The applicant shall design the structures in accordance with the 2022 California
13 Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and
14 the 2022 California Electrical Code, 2022 Residential Code and the 2022 California
15 Green Buildings Standards adopted by the State of California.
- 16 100. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
17 per hour, exposure C and seismic zone D.
- 18 101. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to
19 the Building Division for plan review concurrently with building plans and shall be
20 approved prior to the issuance of a building permit.
- 21 102. The applicant shall obtain an Electrical Permit from the Building Division for any
22 temporary electrical power required during construction. No temporary electrical power
23 will be granted to a project unless one of the following items is in place and approved
24 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
25 fencing around the area where the electrical power will be located.
- 26 103. The applicant shall install temporary construction fencing and screening around the
27 perimeter of the project site. The fencing and screening shall be maintained at all times
28 during construction to protect pedestrians.
104. The applicant shall install any required temporary construction trailer on private
property. No trailers are allowed to be located within the public right-of-way. The
trailer shall be removed prior to the issuance of a Certificate of Occupancy.
105. The applicant shall design and construct accessible paths of travel from the building's
accessible entrances to the public right-of-way, accessible parking, and the trash
enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
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,

1 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
2 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.

- 3 106. Prior to issuance of a Building Permit all of the following must be in place on the Site:
4 a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
5 street saying "If there is any dust or debris coming from this site please contact
6 (superintendent number here) or the AQMD if the problem is not being resolved" or
7 something similar to this.
- 8 107. The applicant shall provide temporary toilet facilities for the construction workers. The
9 toilet facilities shall always be maintained in a sanitary condition. The construction
10 toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 11 108. The applicant shall underground all on site utilities to the new proposed structures, prior
12 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
13 by the utility company or the City.
- 14 109. Prior to issuance of Building Permits, site grading final and pad certifications shall be
15 submitted to the Building Division, which include elevation, orientation, and
16 compaction. The certifications are required to be signed by the engineer of record.
- 17 110. The applicant shall provide proof of payment to the Colton Joint Unified School District
18 for all required school fees, prior to the issuance of a building permit.
- 19 111. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
20 areas, and common use areas shall be accessible per the California Building Code,
21 Chapter 11.
- 22 112. The applicant shall place a copy of the Conditions of Approval herein on within the
23 building plan check submittal set and include the PPD number on the right bottom
24 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 25 113. The applicant shall ensure that a minimum of 65% of all construction and demo debris
26 shall be recycled using an approved City of Rialto recycling facility during construction.
27 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
28 be placed in the office of the construction site.
114. Prior to allowing flammable materials on the site, on site water service and fire hydrants
shall be installed and approved by the Fire Department.
115. The applicant shall comply with all applicable requirements of the California Fire Code
and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
116. The applicant shall illuminate all walkways, passageways, and locations where
pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of

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

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

119. 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.

120. 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.

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

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

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

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

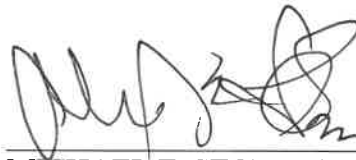
1 continuous audible notification until reset by responsible personnel (e.g. alarmed exit
2 device / crash bar).

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

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

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

11 PASSED, APPROVED AND ADOPTED this 15th day of April, 2026.

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14 MICHAEL E. STORY, CHAIR
15 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2026-16** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 15th day of April 2026.

8 Upon motion of Commissioner Dale Estvander, second by Commissioner Ray Corral,
9 foregoing Resolution No. **2026-16** was duly passed and adopted.
10

11 Vote on the motion:

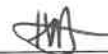
12 AYES: 6 (Corral, Estvander, Schneider, Story, Thompson, Avalos-Villalobos)

13 NOES: 0

14 ABSTENTION: 0

15 ABSENT: 1 (Gutierrez)
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 15th day of April 2026.
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22 Heidy Gonzalez
23 Administrative Assistant
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