

1 WHEREAS, on May 6, 2026, the Planning Commission of the City of Rialto conducted a
2 duly noticed public hearing, as required by law, on PPD No. 25-0015 and CDP No. 25-0008, took
3 testimony, at which time it received input from staff, the city attorney, and the applicant; heard
4 public testimony; discussed the proposed PPD No. 25-0015 and CDP No. 25-0008; and closed the
5 public hearing; and

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

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

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

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during
12 the public hearing conducted with regard to PPD No. 25-0015, including written staff reports, verbal
13 testimony, site plans, other documents, and the conditions of approval stated herein, the Planning
14 Commission hereby determines that PPD No. 25-0015 satisfies the requirements of Section
15 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made precedent
16 to granting a Precise Plan of Design. The findings are as follows:

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

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

20 The Project, as conditioned herein, will comply with all City ordinances and regulations,
21 including those within the Foothill Central Specific Plan. The Site has a General Plan land
22 use designation of Specific Plan with a Specific Plan Overlay and a zoning designation of
23 Foothill Central Specific Plan. Within the Foothill Central Specific Plan, the Site has a land
24 use designation of Foothill Mixed-Use Zone (FMUZ). Those designations allow for the
25 development and operation of restaurants with drive-thru facilities, as proposed by the
26 Project. Additionally, the Project meets all of the required development standards of the
27 FMUZ land use district including, but not limited to, required building setbacks, parking,
28 landscaping, building height, floor area ratio, etc.

- 26 2. The site is physically suitable for the proposed development, and the proposed
27 development will be arranged, designed, constructed, and maintained so that it will
28 not be unreasonably detrimental or injurious to property, improvements, or the health,
safety or general welfare of the general public in the vicinity, or otherwise be

1 inharmonious with the city's general plan and its objectives, zoning ordinances or any
2 applicable specific plan and its objectives; and

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

4 The Site consists of a 1.94-acre parcel of land that is fairly level and adjacent to two (2)
5 public streets and one (1) public alley. The Site is developed with one (1) existing 25,868
6 square-foot commercial building, occupied by Black Friday Deals, one (1) existing 3,528
7 square-foot commercial building, occupied by Chuck's Liquor, a parking lot, and sparse
8 amounts of landscape planters. The Site has adequate access to all utilities and services
required through main water, electric, sewer, and other utility lines that are already hooked
up to the Site.

9 To the north of the project site, across Foothill Boulevard, are various commercial
10 developments including a multi-tenant commercial center, the El Rey motel, and a
11 restaurant with drive-thru service. To the east, across Acacia Avenue, is the Acacia Plaza
12 commercial center, occupied by tenants such as Stater Bros. Markets, Pep Boys, and Burger
13 King. To the south, across the public alley, are several single-family residences, and to the
14 west is an approximately 13,000 square foot multi-tenant commercial building occupied
15 by Metropolitan Clinic and Angie's Candyland. The Project is consistent with the
16 underlying Foothill Mixed-Use Zone (FMUZ) land use district of the Foothill Central
17 Specific Plan. The nearest sensitive uses are the existing single-family residences
18 approximately 30 feet to south of the project site. An existing public alley separates the
19 residences from the project and landscape buffering will be installed to ensure that the
20 project does not negatively impact the existing residences. In addition, the Project has been
21 reviewed by the City staff for compliance with all health, safety, and design requirements
22 to ensure the project will significantly enhance the infrastructure and aesthetics of the local
23 community.

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

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

28 The Project's effects will be minimized through the implementation of the Conditions of
Approval contained herein, such as extensive landscaping and enhanced architectural
features. To the north of the project site, across Foothill Boulevard, are various commercial
developments including a multi-tenant commercial center, the El Rey motel, and a restaurant
with drive-thru service. To the east, across Acacia Avenue, is the Acacia Plaza commercial
center, occupied by tenants such as Stater Bros. Markets, Pep Boys, and Burger King. To the
south, across the public alley, are several single-family residences, and to the west is an
approximately 13,000 square foot multi-tenant commercial building occupied by
Metropolitan Clinic and Angie's Candyland. The Project is consistent with the underlying
Foothill Mixed-Use Zone (FMUZ) land use district of the Foothill Central Specific Plan. The
nearest sensitive uses are the existing single-family residences approximately 30 feet to south

1 of the project site. An existing public alley separates the residences from the project and
2 landscape buffering will be installed to ensure that the project does not negatively impact the
3 existing residences.

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 underlying Foothill Mixed-Use Zone (FMUZ) land use
8 district and is a logical addition to the existing commercial developments to the north, east,
9 and west of the Site. The design of the Project will ensure a continuation of the improvements,
10 access, and enhanced aesthetics prevalent in the area. The City staff have reviewed the design
11 of the Project to ensure compliance with all health, safety, and design requirements to ensure
12 the Project will enhance the infrastructure and aesthetics of the local community.

13 SECTION 3. Based on the foregoing and substantial evidence presented to the Planning
14 Commission during the public hearing conducted with regard to PPD No. 25-0015 and CDP No. 25-
15 0008, including written staff reports, verbal testimony, site plans, other documents, and the conditions
16 of approval stated herein, the Project is categorically exempt from the requirements of the California
17 Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or Conversion of
18 Small Structures. The Planning Commission directs the Planning Division to file the necessary
19 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

20 SECTION 4. Based on the foregoing and substantial evidence presented to the Planning
21 Commission during the public hearing conducted with regard to PPD No. 25-0015 and CDP No. 25-
22 0008, including written staff reports, verbal testimony, site plans, other documents, and the conditions
23 of approval stated herein, approval of PPD No. 25-0015 is granted to McDonald's, LLC in accordance
24 with the plans and application on file with the Planning Division, subject to the following conditions:

- 25 1. The applicant is granted PPD No. 25-0015 allowing the development of a 4,210 square
26 foot restaurant building with vehicular drive-thru service and associated paving,
27 landscaping, fencing, lighting, and drainage improvements on 1.94 acres of land (APN:
28 0130-051-51) located at the southwest corner of Foothill Boulevard and Acacia Avenue
within the Foothill Mixed-Use Zone (FMUZ) land use district of the Foothill Central
Specific Plan, subject to the Conditions of Approval contained herein.

- 1 2. The approval of PPD No. 25-0015 is granted for a one (1) year period from the date of
2 approval. Approval of PPD No. 25-0015 will not become effective until the applicant has
3 signed a Statement of Acceptance acknowledging awareness and acceptance of the
4 required Conditions of Approval contained herein. Any request for an extension shall be
5 reviewed by the Community Development Director and shall be based on the progress
6 that has taken place toward the development of the project.
- 7 3. The development associated with PPD No. 25-0015 shall conform to the preliminary site
8 plan, floor plan, roof plan, elevations, preliminary grading plan, preliminary utility plan,
9 and preliminary landscape plan attached hereto as Exhibit A, except as may be required
10 to be modified based on the Conditions of Approval contained herein.
- 11 4. The development associated with PPD No. 25-0015 shall comply with all Conditions of
12 Approval contained within CDP No. 25-0008.
- 13 5. The development associated with PPD No. 25-0015 shall comply with all applicable
14 sections of the Foothill Central Specific Plan, the Rialto Municipal Code, and all other
15 applicable State and local laws and ordinances.
- 16 6. City inspectors shall have access to the site to reasonably inspect the site during normal
17 working hours to assure compliance with these conditions and other codes.
- 18 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
19 and/or any of its officials, officers, employees, agents, departments, agencies, and
20 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
21 demands, law suits, writs of mandamus, and other actions and proceedings (whether
22 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
23 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
24 and other such procedures), (collectively “Actions”), brought against the City, and/or
25 any of its officials, officers, employees, agents, departments, agencies, and
26 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
27 annul, the any action of, or any permit or approval issued by, the City and/or any of its
28 officials, officers, employees, agents, departments, agencies, and instrumentalities
thereof (including actions approved by the voters of the City), for or concerning the
Project (collectively, the “Entitlements”), whether such Actions are brought under the
California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
or any decision of a court of competent jurisdiction. This condition to indemnify,
protect, defend, and hold the City harmless shall include, but not be limited to (i)
damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
attorneys’ fees and other costs, liabilities and expenses incurred in connection with
such proceeding whether incurred by applicant, Property owner, or the City and/or
other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
are the “Damages”). Notwithstanding anything to the contrary contained herein, the
Applicant shall not be liable to the City Parties under this indemnity to the extent the

1 Damages incurred by any of the City Parties in such Action(s) are a result of the City
2 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
3 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
4 defend, and hold the City harmless as stated herein within five (5) days of approval of
5 PPD No. 25-0015.

- 6 8. In accordance with the provisions of Government Code Section 66020(d)(1), the
7 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
8 subject to protest by the applicant at the time of approval or conditional approval of the
9 Project or within 90 days after the date of the imposition of the fees, dedications,
10 reservations, or exactions imposed on the Project.
- 11 9. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
12 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage
13 downspouts through the interior of the building. The internal downspouts shall be
14 identified within the formal building plan check submittal prior to the issuance of building
15 permits.
- 16 10. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
17 Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns at
18 all height variations on all four (4) sides of the building, as shown on the roof plan within
19 Exhibit A attached hereto. The parapet returns shall be demonstrated on the roof plans
20 within the formal building plan check submittal prior to the issuance of building permits.
- 21 11. In order to provide enhanced building design in accordance with Chapter 18.61 (Design
22 Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof access
23 only for the building. The internal roof access shall be identified within the formal
24 building plan check submittal prior to the issuance of building permits.
- 25 12. Any new walls, including any retaining walls, shall be comprised of decorative masonry
26 block. Decorative masonry block means tan-colored slumpstone block, tan-colored split-
27 face block, or precision block with a stucco, plaster, or cultured stone finish. Pilasters
28 shall be incorporated within all new walls. The pilasters shall be spaced a maximum of
fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters
shall protrude a minimum of one (1) block course above the wall and a minimum of six
(6) inches to the side of the wall. All decorative masonry walls and pilasters, including
retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be
identified on the site plan and Precise Grading Plan, and an elevation detail for the walls
shall be included in the formal building plan check submittal prior to the issuance of
building permits.
13. Any new fencing installed on site shall be comprised of tubular steel. All fencing shall be
identified on the site plan, and an elevation detail for the fencing shall be included in the
formal building plan check submittal prior to the issuance of building permits.

- 1 14. The applicant shall construct at least one (1) ADA accessible trash enclosure on the project
2 site. The trash enclosure shall provide room for one (1) commercial waste container and
3 one (1) commercial recycling container. Additionally, the trash enclosure shall contain
4 solid doors and a flat solid cover. Corrugated metal and chain-link are not acceptable
5 materials to use as a part of the trash enclosure. The location of the trash enclosure shall
6 be identified on the site plan within the formal building plan check prior to the issuance
7 of building permits. An elevation detail for the trash enclosure shall be provided within
8 formal building plan check submittal prior to the issuance of building permits.
- 9 15. All light standards installed on site, shall have a maximum height of twenty-five (25) feet,
10 as measured from the finished surface, including the base. Lighting shall be shielded
11 and/or directed toward the site so as not to produce direct glare or "stray light" onto
12 adjacent properties. All light standards shall be identified on the site plan and a note
13 indicating the height restriction shall be included within the formal building plan check
14 submittal prior to the issuance of building permits.
- 15 16. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the
16 issuance of building permits. The submittal shall include three (3) sets of planting and
17 irrigation plans, a completed Landscape Plan Review application, and the applicable
18 review fee.
- 19 17. The applicant shall plant one (1) tree every five (5) parking spaces. All parking lot trees
20 shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the
21 parking lot trees shall be permanently irrigated and maintained. All parking lot tree
22 species shall consist of evergreen broadleaf trees. The trees shall be identified on the
23 formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 24 18. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site
25 landscape setbacks along Foothill Boulevard and Acacia Avenue. All trees within the
26 landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial
27 planting. Thereafter, the trees within the landscape setback shall be permanently irrigated
28 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.
19. The applicant shall plant shrubs around the entire outer perimeter of the drive-thru lane
for the purpose of creating a solid hedge to screen the headlights of vehicles within the
drive-thru. All of the drive-thru 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 drive-thru shrubs shall be permanently irrigated and maintained into a
continuous box-shape along the entire length of the drive-thru lane 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.

- 1 20. The applicant shall plant shrubs that surround all ground mounted equipment and utility
2 boxes, including transformers, fire-department connections, backflow devices, etc. for the
3 purpose of providing screening of said equipment and utility boxes. All equipment and
4 utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial
5 planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter,
6 the equipment and utility box screen shrubs shall be permanently irrigated and maintained
7 into a continuous box-shape with a height of no less than three and one-half (3.5) feet
8 above the finished grade. The shrubs shall be identified on the formal Landscape Plan
9 submittal prior to the issuance of a landscape permit.
- 10 21. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
11 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
12 areas, and driveways, as approved by the Planning Division, unless specified otherwise
13 herein. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and
14 groundcover shall be planted an average of three (3) feet on-center or less, or as approved
15 by the Planning Division. All trees shall be minimum of fifteen (15) gallons in size upon
16 initial planting, unless otherwise specified herein. At least fifty (50) percent of the trees
17 shall consist of evergreen broadleaf trees, while the remaining percentage may consist of
18 broadleaf deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1)
19 gallon in size, unless otherwise specified herein. All planter areas shall receive a
20 minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock
21 upon initial planting. Pea gravel and decomposed granite are not acceptable materials to
22 use within planter areas. All planter areas on-site shall be permanently irrigated and
23 maintained. The planting and irrigation shall be identified on the formal Landscape Plan
24 submittal prior to the issuance of a landscape permit.
- 25 22. All planting and irrigation shall be installed on-site in accordance with the approved
26 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
27 installation of the planting and irrigation shall be certified in writing by the landscape
28 architect responsible for preparing the landscape plans prior to the issuance of a Certificate
of Occupancy.
23. The applicant shall install a bicycle rack within the pathway area around the perimeter of
the building prior to the issuance of the Certificate of Occupancy.
24. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
of a Certificate of Occupancy.
25. The applicant shall comply with all conditions of approval for PPD No. 25-0015 to the
satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
26. The applicant shall pay all applicable development impact fees in accordance with the
current City of Rialto fee ordinance, prior to the issuance of any building permit related
to the Project.

- 1 27. Any improvements/dry utility improvement construction within the public right-of-way
2 requires a City of Rialto Encroachment Permit.
- 3 28. The applicant shall submit civil engineering design plans, reports and/or documents,
4 prepared by a registered/licensed civil engineer, for review and approval by the City
5 Engineer per the current submittal requirements, prior to the indicated threshold or as
6 required by the City Engineer. The first submittal shall consist of, but is not limited to the
7 following:
- 8 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
9 issuance)
 - 10 b. PUBLIC IMPROVEMENT PLANS: Plans may include - Street, Signing &
11 Striping, Landscape & Irrigation, Traffic Signal Modification, etc. (prior to
12 building permit issuance or off-site construction permit issuance, whichever
13 occurs first)
 - 14 c. FINAL DRAINAGE STUDY (prior to grading plan approval)
 - 15 d. FINAL WQMP (prior to grading plan approval)
 - 16 e. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), etc.) (prior
17 to building permit issuance or occupancy release)
 - 18 f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)
- 19 29. The applicant is responsible for requesting address assignment from the Planning Division
20 for any new building, irrigation water meter and electrical pedestal. Addresses for
21 irrigation meters must be based upon approved civil plans. Addresses for electrical
22 pedestals must be based upon approved SCE plans. The main building address shall be
23 included on Precise Grading Plans and Building Plan set along with the PPD number. The
24 electrical meter pedestal addresses (single or dual) shall be included in the public
25 improvement plans.
- 26 30. Upon approval of any improvement plan by the City Engineer, the applicant shall provide
27 the improvement plan to the City in digital format, consisting of a DWG (AutoCAD
28 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
formats. Variation of the type and format of the digital data to be submitted to the City
may be authorized, upon prior approval by the City Engineer.
31. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The
final lift of asphalt concrete pavement shall be postponed until such time that on-site
construction activities are complete, 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

1 authorized by the City Engineer, will require additional paving requirements prior to
2 acceptance of the street improvements, including, but not limited to: removal and
3 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs,
as required by the City Engineer.

4 32. The applicant shall repair all street cuts for utilities in accordance with City Standard SC-
5 231 within 72 hours of completion of the utility work; and any interim trench repairs shall
6 consist of compacted backfill to the bottom of the pavement structural section followed
7 by placement of standard base course material in accordance with the Standard
8 Specifications for Public Work Construction (“Greenbook”). The base course material
shall be placed the full height of the structural section to be flush with the existing
pavement surface and provide a smooth pavement surface until permanent cap paving
occurs using an acceptable surface course material.

9 33. The applicant shall backfill and/or repair all utility trenches or other excavations within
10 existing asphalt concrete pavement of off-site streets resulting from the proposed
11 development, in accordance with City of Rialto Standard Drawings. The applicant shall
12 be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete
13 pavement of off-site streets including pavement repairs in addition to pavement repairs
14 made by utility companies for utilities installed for the benefit of the proposed
15 development (i.e. Rialto Water Services, Southern California Edison, Southern California
16 Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and other street
17 cuts within existing asphalt concrete pavement of off-site streets resulting from the
proposed development may require complete grinding and asphalt concrete overlay of the
affected off-site streets, at the discretion of the City Engineer. The pavement condition of
the existing off-site streets shall be returned to a condition equal to or better than what
existed prior to construction of the proposed development.

18 34. A City of Rialto Off-site Construction Permit is required for each type of improvement
19 within the public right-of-way, including street, dry utility, and wet utility (RWS only).
20 To expedite and coordinate all improvements in the public right-of-way, the applicant
21 shall submit a multi-phase master traffic control plan that includes all phases of
22 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.

23 35. All median, applicable landscape easement, and parkway landscaping along the project
24 frontages shall be guaranteed for a period of one year from the date of acceptance by the
25 City Engineer acceptance. Any landscaping that fails during the one-year landscape
26 maintenance period shall be replaced with similar plant material to the satisfaction of the
27 City Engineer and shall be subject to a subsequent one-year landscape maintenance
28 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.

- 1 36. The applicant shall install City Engineer approved deep root barriers, in accordance with
2 the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten
3 (10) feet of the public sidewalk and/or curb.
- 4 37. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
5 any and all street and/or trench cuts in newly paved streets will be subject to moratorium
6 street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
7 Contact the Engineering Division for a list of streets subject to the moratorium.
- 8 38. The minimum pavement section for all on-site pavements shall be 3 inches asphalt
9 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24
10 inches at 95% relative compaction, or equal. If an alternative pavement section is
11 proposed, the proposed pavement section shall be designed by a California registered
12 Geotechnical Engineer using "R" values from the project site and submitted to the City
13 Engineer for approval.
- 14 39. The applicant shall provide construction signage, lighting and barricading shall be
15 provided during all phases of construction as required by City Standards or as directed by
16 the City Engineer. As a minimum, all construction signing, lighting and barricading shall
17 be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California Manual
18 on Uniform Traffic Control Devices, or subsequent editions in force at the time of
19 construction.
- 20 40. The public street improvements outlined in these Conditions of Approval are intended to
21 convey to the developer an accurate scope of required improvements, however, the City
22 Engineer reserves the right to require reasonable additional improvements as may be
23 determined in the course of the review and approval of street improvement plans required
24 by these conditions.
- 25 41. Development of the site is subject to the requirements of the National Pollution Discharge
26 Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana
27 Regional Water Quality Control Board, Board Order No. R8-2024-0001. Pursuant to the
28 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.
42. 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

1 the development of the property. Hydrology studies shall be prepared in accordance with
2 the San Bernardino County Hydrology Manual and Rialto drainage criteria. Final
3 retention basin sizing and other stormwater runoff mitigation measures shall be
4 determined upon review and approval of the hydrology study by the City Engineer and
5 may require redesign or changes to site configuration or layout consistent with the findings
6 of the final hydrology study. The volume of increased stormwater runoff to retain on-site
7 shall be determined by comparing the existing pre-developed condition and proposed
8 developed condition, using the 100-year frequency storm.

9
10 43. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the
11 adjacent public streets. Provisions for the interception of nuisance water from entering
12 adjacent public streets from the project site shall be provided through the use of a minor
13 storm drain system that collects and conveys nuisance water to landscape or parkway
14 areas, and in only a stormwater runoff condition, pass runoff directly to the streets through
15 parkway or under sidewalk drains. All on-site and off-site designs must comply with
16 NPDES stormwater regulations.

17
18 44. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
19 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
20 plan for the proposed development. The geotechnical report shall include a section on
21 infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be
22 submitted to the Engineering Division with the first submittal of the Precise Grading Plan.

23
24 45. The applicant shall submit a Final Water Quality Management Plan identifying site-
25 specific Best Management Practices (BMPs) in accordance with the Model Water Quality
26 Management Plan (WQMP) approved for use for the Santa Ana River Watershed to the
27 Engineering Division, prior to grading plan approval. The site specific WQMP shall be
28 submitted to the City Engineer for review and approval with the precise grading plan. The
applicant acknowledges that more area than currently shown on the plans may be required
to treat site runoff as required by the WQMP guidance document and FWQMP.

46. If the project proposes to disturb more than one (1.0) acre, 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.

47. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
registered civil engineer to the Engineering Division for review and approval. The Precise
Grading/Paving Plan shall conform to the requirements of the latest California Building

1 Code. The Grading Plan shall be approved by the City Engineer prior to the issuance of
2 an off-site construction permit or building permits, whichever occurs first.

3 48. Prior to commencing with any grading, the applicant shall implement the required
4 erosion and dust control measures shall be in place. In addition, the following shall be
5 included if not already identified:

6 a. 6-foot-high tan colored perimeter screened fencing

7 b. Contractor information signage including contact information along the street
8 frontages of Foothill Boulevard and Acacia Avenue.

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

13 49. Prior to issuance of encroachment permit or off-site construction permit, all public
14 improvement plans must be submitted and approved by the City Engineer.

15 50. The applicant shall submit street improvement plans by a registered California civil
16 engineer to the Engineering Division for review. The plans shall be approved by the City
17 Engineer prior to the issuance of an off-site construction permit or building permits,
18 whichever occurs first.

19 51. The applicant shall submit traffic striping and signage improvement plans prepared by a
20 registered California civil engineer or registered California Traffic Engineer to the
21 Engineering Division for review. The plans shall be approved by the City Engineer prior
22 to the issuance of an off-site construction permit or building permits, whichever occurs
23 first. All required traffic striping and signage improvements shall be completed
24 concurrently with required street improvements, to the satisfaction of the City Engineer.
25 The traffic signal modifications shall include new or upgraded video detection system and
26 new or upgraded battery backup system.

27 52. The applicant shall dedicate additional right-of-way, as may be required, to provide a
28 property line corner cutback at the southwest corner of Foothill Boulevard and Acacia
Avenue. Nothing shall be constructed or planted in the corner cut-off area which does or
will exceed 30 inches in height required to maintain an appropriate corner sight distance,
as required by the City Engineer.

53. The applicant shall provide a rough grade (pad) certification, engineered-fill certification,
and compaction report for all building pads, in conformance with the approved Precise
Grading Plan, to the Engineering Division, prior to construction of any building
foundation and prior to the issuance of a building permit. Trenching for footings or
construction of any building foundation is not allowed until the certifications have been
submitted for review and approval by the City Engineer.

- 1 54. Prior to the issuance of a building permit or off-site construction permit, the applicant shall
2 submit a Public Improvement Agreement (PIA) and furnish security (i.e. surety bonds,
3 letter of credit, or cash) to the Engineering Division for review and acceptance.
- 4 55. The applicant shall submit a landscape easement along Foothill Boulevard in accordance
5 with the Foothill Central Specific Plan, for review and recordation with the San Bernadino
6 County Recorder's Office, prior to the issuance of a building permit.
- 7 56. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic
8 control devices, signing, striping, and streetlights, associated with the proposed
9 development shall be replaced as required by the City Engineer prior to issuance of a
10 Certificate of Occupancy.
- 11 57. Prior to occupancy approval, all public improvements shall be constructed to City
12 standards subject to the satisfaction of the City Engineer.
- 13 58. Prior to occupancy approval, the applicant shall complete all required traffic signal
14 modifications at the intersection of Acacia Avenue and Foothill Boulevard, to the
15 satisfaction of the City Engineer.
- 16 59. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs,
17 gutters, pavement, and landscaping along the entire project frontage, in accordance with
18 the Foothill Central Specific Plan and the City of Rialto Standard Drawings, as required
19 by the City Engineer, prior to the issuance of a Certificate of Occupancy. The removal
20 and reconstruction of improvements shall be identified on the street improvement plans,
21 prior to issuance of off-site construction permits.
- 22 60. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire
23 project frontages of Foothill Boulevard and Acacia Avenue, as required by the City
24 Engineer, prior to the issuance of a Certificate of Occupancy.
- 25 61. The applicant shall provide certification from Rialto Water Services that demonstrates
26 that all water and wastewater service accounts for the project are documented, prior to the
27 issuance of a Certificate of Occupancy.
- 28 62. The applicant shall connect the project to the City of Rialto sewer system and apply for a
sewer connection account with Rialto Water Services.
63. The applicant shall submit a precise/final grade certification to the Engineering Division,
prior to the issuance of a Certificate of Occupancy.
64. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate and submit
a WQMP BMP certification that all structural BMP's have been constructed and installed
in conformance with approved plans and specifications, and as identified in the approved
WQMP.

- 1 65. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a WQMP
2 Maintenance Agreement to the Engineering Division, obligating the property owner(s) to
3 appropriate operation and maintenance obligations of on-site BMPs constructed pursuant
4 to the approved WQMP.
- 5 66. Prior to issuance of a Certificate of Occupancy, the original improvement plans prepared
6 for the proposed development and approved by the City Engineer (if required) shall be
7 documented with record drawing “as-built” information and returned to the Engineering
8 Division prior to issuance of a final certificate of occupancy. Any modifications or
9 changes to approved improvement plans shall be submitted to the City Engineer for
10 approval prior to construction.
- 11 67. Prior to issuance of a Certificate of Occupancy, the applicant shall completely remove all
12 abandoned utilities. Utilities may not be abandoned in place.
- 13 68. Prior to issuance of a Certificate of Occupancy, the applicant shall construct ADA-
14 compliant curb ramps at the southwest corner of Acacia Avenue and Foothill Boulevard,
15 at each side of the alley intersection approach along Acacia Avenue, and at each side of
16 the driveway approach along Foothill Boulevard, per City of Rialto Standard Plan SC-
17 215, and as required by the City Engineer. If necessary, additional right-of-way shall be
18 dedicated to construct ADA-compliant curb ramps.
- 19 69. Prior to issuance of a Certificate of Occupancy, the applicant shall reconstruct the existing
20 commercial driveway approach along Foothill Boulevard in accordance with City of
21 Rialto Standard Drawing No. SC-213. The driveway approach shall be constructed so the
22 top of “X” is at least 5 feet from the property line, or as otherwise approved by the City
23 Engineer. If necessary, additional right of way shall be dedicated on-site to construct a
24 path of travel meeting ADA guidelines.
- 25 70. Prior to issuance of a Certificate of Occupancy, the applicant shall reconstruct the alley
26 intersection approach along Acacia Avenue in accordance with City of Rialto Standard
27 Drawing No. SC-218, as required by the City Engineer. If necessary, additional right-of-
28 way shall be dedicated on-site to construct a path of travel meeting ADA guidelines.
71. Prior to issuance of a Certificate of Occupancy, the applicant shall submit street
improvements plans that include, but are not limited to, the following:
- a. Up to 20% of existing asphalt pavement along the full-width frontage of Acacia
Avenue shall be removed in order to construct new full depth 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

1 existing street condition and geotechnical report, perform a 2” grind and overlay
2 over the full street width using PG 64-10 ARHM CC-G.

- 3 b. Reconstruct unsatisfactory public sidewalk along the entire project frontages of
4 Foothill Boulevard and Acacia Avenue, in accordance with City of Rialto
5 Standard Drawing No. SC-205, as determined by and subject to the approval of
6 the City Engineer.

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

10 73. The applicant shall submit full architectural and structural plans with all mechanical,
11 electrical, and plumbing plans, structural calculations, rough grading plans approved by
12 Engineering Services Department, Water Quality Management Plan, Erosion Control
13 Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy Calculations to the
14 Building Division for plan check and review, prior to the issuance of building permits.

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

18 75. The applicant shall design the structures in accordance with the 2025 California Building
19 Code, 2025 California Mechanical Code, 2025 California Plumbing Code, and the 2025
20 California Electrical Code, 2025 Residential Code and the 2025 California Green
21 Buildings Standards adopted by the State of California.

22 76. The applicant shall design the structure to withstand ultimate wind speed of 130 miles per
23 hour, exposure C and seismic zone D.

24 77. The applicant shall submit building plans to the County Department of Environmental
25 Health for approval, prior to submittal of the plans to the Building Division for plan
26 review. Building permits will not be issued or plans approved until copies of the approved
27 health plans have been received and reviewed by the Building Division.

28 78. The applicant shall obtain an Electrical Permit from the Building Division for any
temporary electrical power required during construction. No temporary electrical power
will be granted to a project unless one of the following items is in place and approved by
the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing
around the area where the electrical power will be located.

79. 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.

- 1 80. The applicant shall design and construct accessible paths of travel from the building's
2 accessible entrances to the public right-of-way, accessible parking, and the trash
3 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
4 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
5 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
6 of travel shall be the most practical direct route between accessible building entrances,
7 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
8 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 9 81. Prior to issuance of a Building Permit all of the following must be in place on the Site: a
10 portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
11 street saying "If there is any dust or debris coming from this site please contact
12 (superintendent number here) or the AQMD if the problem is not being resolved" or
13 something similar to this.
- 14 82. The applicant shall provide temporary toilet facilities for the construction workers. The
15 toilet facilities shall always be maintained in a sanitary condition. The construction toilet
16 facilities of the non-sewer type shall conform to ANSI ZA.3.
- 17 83. The applicant shall underground all on site utilities to the new proposed structures, prior
18 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by
19 the utility company or the City.
- 20 84. Prior to issuance of Building Permits, site grading final and pad certifications shall be
21 submitted to the Building Division and Engineering Division, which include elevation,
22 orientation, and compaction. The certifications are required to be signed by the engineer
23 of record.
- 24 85. The applicant shall provide proof of payment to the Rialto Unified School District for all
25 required school fees, prior to the issuance of a building permit.
- 26 86. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
27 areas, and common use areas shall be accessible per the California Building Code,
28 Chapter 11.
87. The applicant shall place a copy of the Conditions of Approval herein on within the
building plan check submittal set and include the PPD number on the right bottom corner
cover page in 20 point bold, prior to the issuance of a building permit.
88. The applicant shall ensure that a minimum of 65% of all construction and demo debris
shall be recycled using an approved City of Rialto recycling facility during construction.
Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
be placed in the office of the construction site.

- 1 89. On site water service shall be installed and approved by the responsible agency. On site
2 fire hydrants shall be approved by the Fire Department. No flammable materials will be
3 allowed on the site until the fire hydrants are established and approved.
- 4 90. The applicant shall comply with all applicable requirements of the California Fire Code
5 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 6 91. The applicant shall illuminate all walkways, passageways, and locations where
7 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of
8 light during the hours of darkness. Lighting shall be designed/constructed in such a
9 manner as to automatically turn on at dusk and turn off at dawn.
- 10 92. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
11 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
12 darkness. Lighting shall be designed/constructed in such a manner as to automatically
13 turn on at dusk and turn off at dawn.
- 14 93. The applicant shall design/construct all lighting fixtures and luminaries, including
15 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
16 by hand.
- 17 94. The applicant shall provide an illuminated channel letter address prominently placed on
18 the building to be visible to the front of the location and if applicable, visible from the
19 main street to which they are located (e.g. commercial building facing the interior of the
20 property would require two address signs if located adjacent to a roadway), prior to the
21 issuance of a Certificate of Occupancy.
- 22 95. At the discretion of the Rialto Police Department, the applicant shall install exterior
23 security cameras at the location that cover the entire lease area, prior to the issuance of a
24 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police
25 Department via the FususONE web application.
- 26 96. The applicant shall install Knox boxes immediately adjacent to the main entrance to the
27 building and at least one (1) rear entrance to facilitate the entry of safety personnel. The
28 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.
97. 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

1 letters on a black background), and resistant weathering that would cause a degradation
2 of the contrast.

3 98. The applicant shall provide an audible alarm at the rear door of the building, prior to the
4 issuance of a Certificate of Occupancy. The building shall be alarmed in such a way as
5 to emit a continuous audible notification until reset by responsible personnel (e.g.
6 alarmed exit device / crash bar).

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

11 100. Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid
12 based on the following tax rate: Retail Merchant Food.

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

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

16 _____
17 MICHAEL E. STORY, CHAIR
18 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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I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the ____th day of ____, 2026.

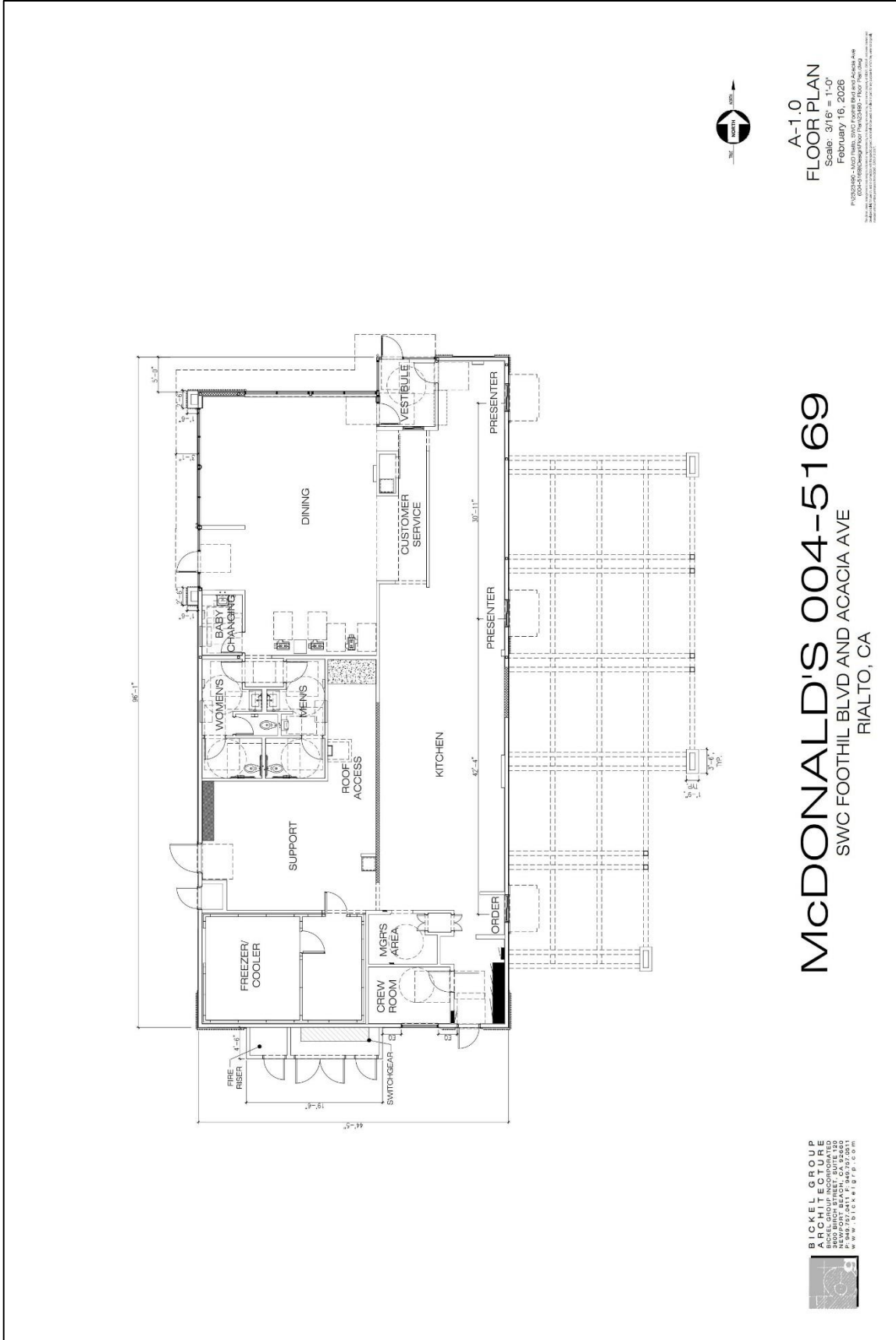
Upon motion of Planning Commissioner_____, seconded by Planning Commissioner _____, the foregoing Resolution No. ____ was duly passed and adopted.

- Vote on the motion:
- AYES:
- NOES:
- ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this ____th day of ____, 2026.

HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT

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A-1.0
FLOOR PLAN
Scale: 3/16" = 1'-0"
February 18, 2026

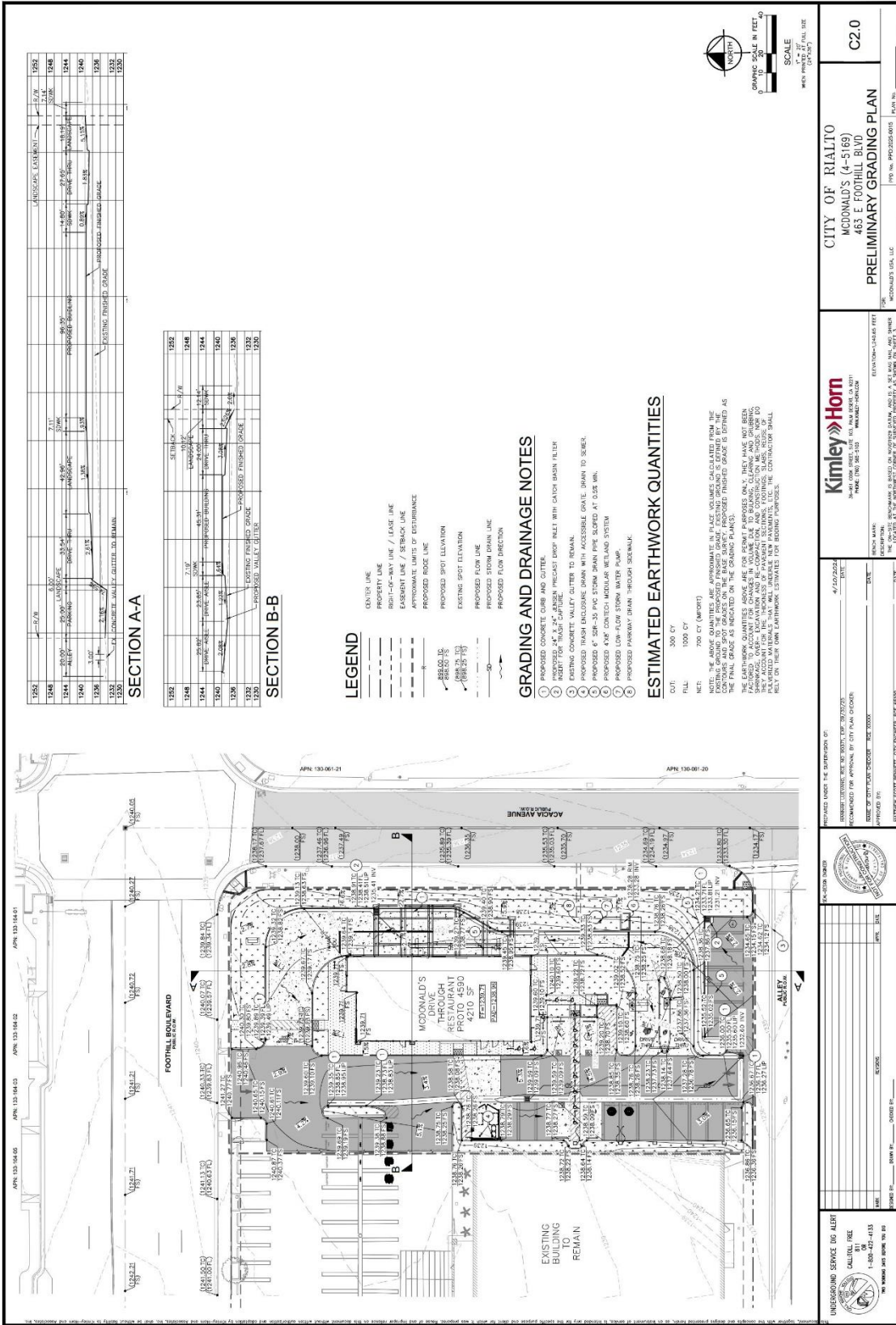
PROJECT NO.: 004-5169
DATE: 02/18/2026
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]

MCDONALD'S 004-5169
SWC FOOTHILL BLVD AND ACACIA AVE
RIALTO, CA

BICKEL GROUP
ARCHITECTURE
3800 BRIDGEWAY, SUITE 1100
IRVINE, CA 92618
PH: 949.271.4411 FAX: 949.271.5911
WWW.BICKELGROUP.COM



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CITY OF RIALTO
MCDONALD'S (4-5169)
463 E FOOTHILL BLVD
PRELIMINARY GRADING PLAN

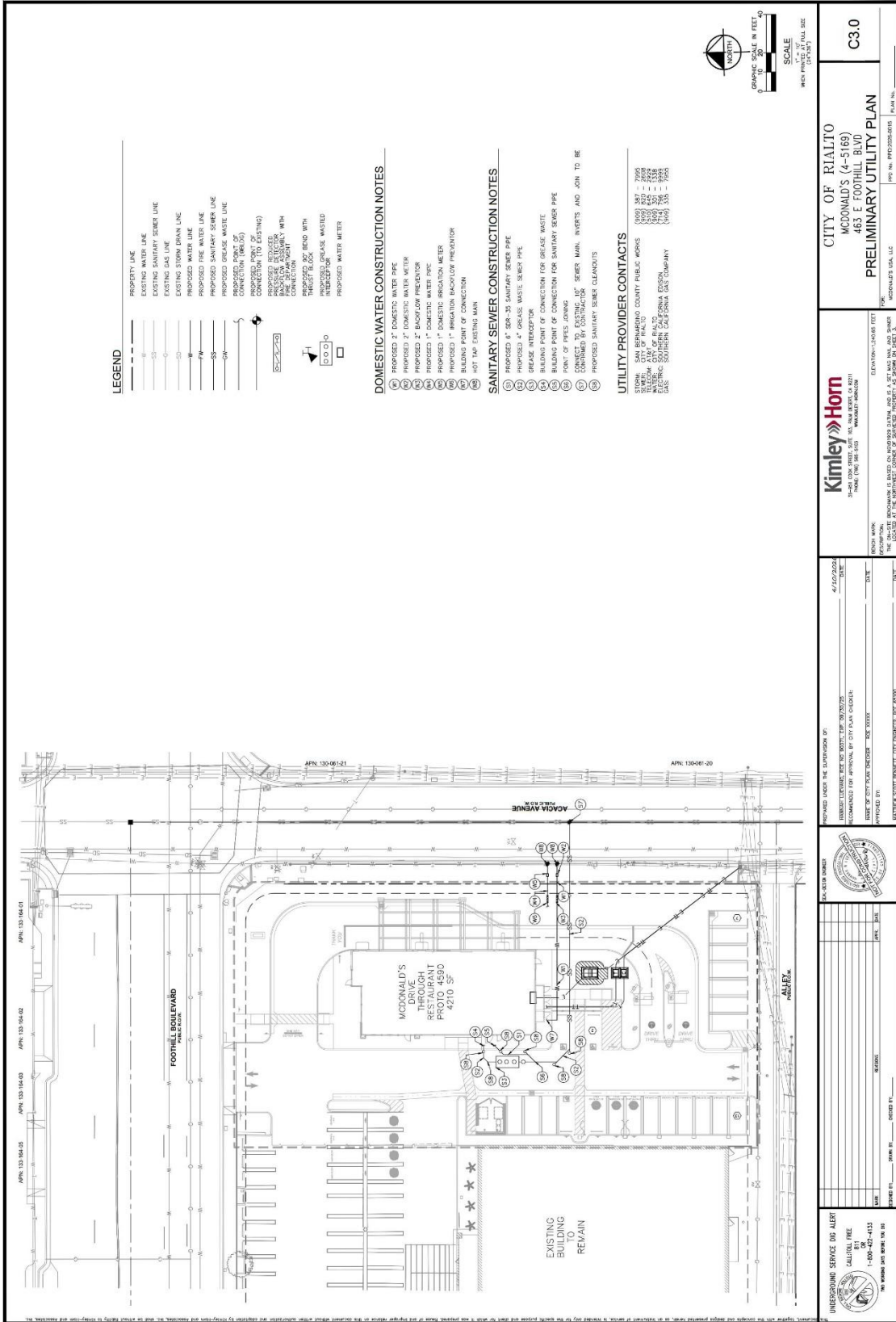
Kimley-Horn
2000 100th STREET, SUITE 100, SAN JOSE, CA 95131
PHONE: (408) 950-1500 FAX: (408) 950-1501 WWW.KH-CORP.COM

DATE: 4/10/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 20' (PLAN)
1" = 4' (SECTION)

APPROVED UNDER THE SUPERVISION OF:
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

UNDERGROUND SERVICE DIG ALERT
CALL BEFORE YOU DIG
1-800-477-4133
WWW.WASHSTATE.DIG.IT

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- LEGEND**
- PROPERTY LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING GAS LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED GREASE WASTE LINE
 - PROPOSED POINT OF CONNECTION FOR GREASE WASTE
 - PROPOSED POINT OF CONNECTION FOR SANITARY SEWER
 - PROPOSED POINT OF CONNECTION FOR IRRIGATION BACKFLOW PREVENTER
 - PROPOSED 30" BEND WITH INTERCEPTOR
 - PROPOSED GREASE WASTE INTERCEPTOR
 - PROPOSED WATER METER

- DOMESTIC WATER CONSTRUCTION NOTES**
- 1) PROPOSED 2" DOMESTIC WATER PIPE
 - 2) PROPOSED 2" DOMESTIC WATER METER
 - 3) PROPOSED 2" BACKFLOW PREVENTER
 - 4) PROPOSED 1" DOMESTIC WATER PIPE
 - 5) PROPOSED 1" DOMESTIC IRRIGATION METER
 - 6) PROPOSED 1" IRRIGATION BACKFLOW PREVENTER
 - 7) BUILDING POINT OF CONNECTION
 - 8) HOT TAP EXISTING MAN

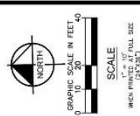
- SANITARY SEWER CONSTRUCTION NOTES**
- 1) PROPOSED 6" SDR-35 SANITARY SEWER PIPE
 - 2) PROPOSED 4" GREASE WASTE SEWER PIPE
 - 3) GREASE INTERCEPTOR
 - 4) BUILDING POINT OF CONNECTION FOR GREASE WASTE
 - 5) BUILDING POINT OF CONNECTION FOR SANITARY SEWER PIPE
 - 6) POINT OF PIPES JOINING
 - 7) 18" DIAMETER 48" DEEP 60" SEWER MAN, INSETS AND JOIN TO BE CONSIDERED BY CONTRACTOR
 - 8) PROPOSED SANITARY SEWER CLEANOUTS

UTILITY PROVIDER CONTACTS

STORM: SAN BERNARDINO COUNTY PUBLIC WORKS
 (909) 387-7000
 1500 N. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92805

ELECTRIC: SOUTHERN CALIFORNIA Edison
 (951) 261-2222
 10000 S. GARDEN AVENUE
 ANAHEIM, CA 92804

GAS: SOUTHERN CALIFORNIA GAS COMPANY
 (951) 261-1000
 10000 S. GARDEN AVENUE
 ANAHEIM, CA 92804



CITY OF RIALTO
 McDONALD'S (4-5169)
 463 E FOOTHILL BLVD
PRELIMINARY UTILITY PLAN

PROJECT NO.: 19-0000000001 PLAN NO.: _____

Kimley-Horn
 ENGINEERS ARCHITECTS PLANNERS
 10000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92804
 TEL: (951) 261-2222
 FAX: (951) 261-2222
 WWW.KIMLEY-HORN.COM

DATE: 4/10/2020
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

PROVIDED UNDER THE SUPERVISION OF
 REGISTERED LICENSED PROFESSIONAL ENGINEER
 RECOMMENDED FOR APPROVAL BY CITY PLANS DIVISION
 DATE OF CITY PLAN CHECK: SEE XXXXX
 APPROVED BY: _____

DATE: _____
 TIME: _____
 ORDER NO.: _____

UNDERGROUND SERVICE DIG ALERT
 CALIFORNIA TEE
 811
 1-800-427-4133
 WWW.PUBLICWORKS.CA.GOV

FOOTHILL BOULEVARD
ACORN AVENUE

