

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to PPD No. 2025-0001, including written staff reports,
7 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
8 Planning Commission hereby determines that PPD No. 2025-0001 satisfies the requirements of
9 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
10 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

14 The Site has a General Plan land use designation of Light Industrial and a zoning
15 designation of General Manufacturing (M-2). Those designations allow for the
16 development and operation of industrial warehouse buildings, as proposed by the Project.
17 The Project, as conditioned herein, will comply with all City ordinances and regulations,
18 including those required by the M-2 zoning district and the City's Design Guidelines.
19 Additionally, the Project meets all the required development standards of the M-2 zoning
20 district and Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal Code
21 including, but not limited to, required building setbacks, parking, landscaping, building
22 height, floor area ratio, etc.

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

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

25 The Site is relatively flat, 0.46 acres in size, bound by one (1) public street (Larch Avenue
26 to the east), and is within the General Manufacturing (M-2) zoning district. To the north
27 of the project site is an approximately 12,000 square foot multi-tenant industrial flex
28 building, and to the east, across Larch Avenue, is an approximately 71,000 square foot
industrial warehouse building occupied by Speedmaster, which is a performance auto parts
manufacturer and distributor. To the south is an approximately 3.99-acre industrial site

1 occupied by SSI Express, which is a specialized trucking company, and to the west is an
2 approximately 22.87-acre industrial site occupied by State Pipe & Supply, Inc., which is a
3 carbon steel pipe manufacturer and distributor. The zoning designation of the Site and the
4 surrounding properties is M-2. The Project is consistent with the M-2 zoning district and
5 the surrounding industrial land uses. The project is not expected to negatively impact any
6 surrounding uses with the successful implementation of measures such as landscape
7 buffering, aesthetic building enhancements, and other traffic related measures.

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

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

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10 The Project's effects will be minimized through the implementation of the Conditions of
11 Approval contained herein, such as extensive landscaping, perimeter concrete block walls,
12 and enhanced architectural features. To the north of the project site is an approximately
13 12,000 square foot multi-tenant industrial flex building, and to the east, across Larch Avenue,
14 is an approximately 71,000 square foot industrial warehouse building occupied by
15 Speedmaster, which is a performance auto parts manufacturer and distributor. To the south
16 is an approximately 3.99-acre industrial site occupied by SSI Express, which is a specialized
17 trucking company, and to the west is an approximately 22.87-acre industrial site occupied by
18 State Pipe & Supply, Inc., which is a carbon steel pipe manufacturer and distributor. The
19 zoning designation of the Site and the surrounding properties is M-2. The Project is consistent
20 with the M-2 zoning district and the surrounding industrial land uses. The project is not
21 expected to negatively impact any surrounding uses with the successful implementation of
22 measures such as landscape buffering, aesthetic building enhancements, and other traffic
23 related measures.

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

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

21
22 The Project is consistent with the underlying General Manufacturing (M-2) zoning
23 designation and is a logical addition to the existing industrial developments surrounding the
24 Site. The design of the Project will ensure a continuation of the public improvements and
25 aesthetics present in the surrounding area. The City staff have reviewed the design of the
26 Project to ensure compliance with all health, safety, and design requirements to ensure the
27 Project will enhance the infrastructure and aesthetics of the local community.

26 SECTION 3. Based on the foregoing and substantial evidence presented to the Planning
27 Commission during the public hearing conducted with regard to PPD No. 2025-0001 and CDP No.
28 2025-0001, including written staff reports, verbal testimony, site plans, other documents, and the

1 conditions of approval stated herein, the Project is categorically exempt from the requirements of the
2 California Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development
3 Projects. The Planning Commission directs the Planning Division to file the necessary documentation
4 with the Clerk of the Board of Supervisors for San Bernardino County.

5 SECTION 4. Based on the foregoing and substantial evidence presented to the Planning
6 Commission during the public hearing conducted with regard to PPD No. 2025-0001 and CDP No.
7 2025-0001, including written staff reports, verbal testimony, site plans, other documents, and the
8 conditions of approval stated herein, approval of PPD No. 2025-0001 is granted to Miros Enterprises,
9 LLC in accordance with the plans and application on file with the Planning Division, subject to the
10 following Conditions of Approval:
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- 12 1. The applicant is granted PPD No. 2025-0001 allowing the development of a 7,022
13 square foot industrial warehouse building with associated paving, landscaping, fencing,
14 lighting, and drainage improvements on 0.46 acres of land (APN: 0128-151-17) located
15 on the west side of Larch Avenue approximately 150 feet south of Rialto Avenue within
the General Manufacturing (M-2) zoning district, subject to the Conditions of Approval
contained herein.
- 16 2. The approval of PPD No. 2025-0001 is granted for a one (1) year period from the date
17 of approval. Approval of PPD No. 2025-0001 will not become effective until the
18 applicant has signed a Statement of Acceptance acknowledging awareness and
19 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.
- 20 3. The development associated with PPD No. 2025-0001 shall conform to the site plan,
21 floor plan, elevations, roof plan, and preliminary landscape plan attached hereto as
22 Exhibit A, except as may be required to be modified based on the Conditions of
Approval contained herein.
- 23 4. The development associated with PPD No. 2025-0001 shall comply with all Conditions
24 of Approval contained within CDP No. 2025-0001.
- 25 5. The development associated with PPD No. 2025-0001 shall comply with all applicable
26 sections of the Rialto Municipal Code and all other applicable State and local laws and
27 ordinances.
- 28 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.

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7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the “City Parties”), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the “Entitlements”), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this indemnity to the extent the Damages incurred by any of the City Parties in such Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross negligence in connection with issuing the Entitlements. The applicant shall execute an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of PPD No. 2025-0001.
 8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
 9. The applicant shall install decorative pavement within the driveway connected to Larch Avenue. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth of fifteen (15) feet as measured from the property lines along Larch 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.

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10. 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 building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.
 11. 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 recessed wall planes, 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.
 12. 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.
 13. Any 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 to the side of the wall. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan and Precise Grading Plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.
 14. Any new fencing installed on site shall be comprised of tubular steel. Decorative masonry or decorative concrete pilasters, with a minimum dimension of twenty-four (24) 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 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.
 15. The applicant shall construct one (1) ADA accessible trash enclosure on the project site. The trash enclosures shall provide room for one (1) commercial waste container and

1 one (1) commercial recycling container. The exterior of each trash enclosure shall match
2 the material and base color of the buildings. Additionally, each trash enclosure shall
3 contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not
4 acceptable materials to use as a part of the trash enclosure. The location of the trash
5 enclosure shall be identified on the site plan within the formal building plan check prior
6 to the issuance of building permits. An elevation detail for the trash enclosures shall be
7 provided within formal building plan check submittal prior to the issuance of building
8 permits.

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16. 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.
 17. 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.
 18. The applicant shall plant one (1) tree every three (3) vehicle 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.
 19. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Larch 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 setbacks 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.
 20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Larch 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 Larch Avenue shall be the Albizia Julibrissin "Mimosa/Silk Tree" and/or the Liriodnedron Tulipifera "Tulip Tree". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

- 1 21. The applicant shall plant shrubs and/or construct solid decorative walls that surround all
2 ground mounted equipment and utility boxes, including transformers, fire-department
3 connections, backflow devices, etc. for the purpose of providing screening of said
4 equipment and utility boxes from public view. All equipment and utility box screen
5 shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs
6 shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and
7 utility box screen shrubs shall be permanently irrigated and maintained into a continuous
8 box-shape with a height of no less than three and one-half (3.5) feet above the finished
9 grade. Solid decorative walls means tan-colored slumpstone block, tan-colored split-
10 face block, or precision block with a stucco, plaster, or cultured stone finish. The shrubs
11 and/or solid walls shall be identified on the formal Landscape Plan submittal prior to
12 the issuance of a landscape permit.
- 13 22. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
14 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
15 areas, and driveways, as approved by the Planning Division. Trees shall be planted a
16 minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted
17 an average of three (3) feet on-center or less, or as approved by the Planning Division.
18 All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless
19 otherwise specified herein. At least fifty (50) percent of the trees shall consist of
20 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
21 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
22 size, unless otherwise specified herein. All planter areas shall receive a minimum two
23 (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
24 planting. Pea gravel and decomposed granite are not acceptable materials to use within
25 planter areas. All planter areas on-site shall be permanently irrigated and maintained.
26 The planting and irrigation shall be identified on the formal Landscape Plan submittal
27 prior to the issuance of a landscape permit.
- 28 23. 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.
- 24 24. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
25 of a Certificate of Occupancy, unless specified otherwise herein.
- 26 25. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
27 issuance of a Certificate of Occupancy.
- 28 26. The applicant shall comply with all conditions of approval for PPD No. 2025-0001 to
the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 27 27. All improvements and/or dry utility improvement construction within the public right-
28 of-way require a City of Rialto Encroachment Permit.

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- 2 28. All abandoned utilities shall be completely removed. Utilities may not be abandoned in
- 3 place.
- 4 29. The applicant shall submit civil engineering design plans, reports and/or documents,
- 5 prepared by a registered/licensed civil engineer, for review and approval by the City
- 6 Engineer per the current submittal requirements, prior to the indicated threshold or as
- 7 required by the City Engineer. The first submittal shall consist of, but is not necessarily
- 8 limited to, the following:
- 9 a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
- 10 issuance)
- 11 b. PUBLIC IMPROVEMENT PLANS – Plans may include: Street, Signing &
- 12 Striping, Landscape & Irrigation, etc. (prior to Map approval or off-site
- 13 construction permit issuance, whichever 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), LOT LINE
- 17 ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or
- 18 Occupancy Release) – These items are not required to be submitted if they are
- 19 included on the Parcel Map.
- 20 f. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy release)
- 21 30. The applicant is responsible for requesting address assignment from the Planning
- 22 Division for any new building, irrigation water meter and electrical pedestal. Addresses
- 23 for irrigation meters must be based upon approved civil plans. Addresses for electrical
- 24 pedestals must be based upon approved SCE plans. The main building address shall be
- 25 included on Precise Grading Plans and Building Plan set along with the PPD number.
- 26 The electrical meter pedestal addresses (single or dual) shall be included in the public
- 27 improvement plans.
- 28 31. 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.
32. 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 streets in one lift prior to completion of on-site construction will not be allowed

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

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33. The applicant shall repair all street cuts for utilities 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.

34. The applicant shall backfill and/or repair all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development, 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 including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. West Valley Water District, Southern California Edison, Southern California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of Locust Avenue and Lowell Street, 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.

35. A separate Off-Site Construction Permit is required for each type of improvement within the public right-of-way, including street, wet utility (RWS only), landscape and irrigation, and traffic signal work. 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. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and new electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole. This may require undergrounding beyond the project limits to prevent any existing poles to remain or new poles to be placed for guy wire purposes along the project frontage. New power poles shall not be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval

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

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

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

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- 12 42. Prior to grading plan approval, direct release of on-site nuisance water or stormwater
13 runoff shall not be permitted to the adjacent public streets. Provisions for the
14 interception of nuisance water from entering adjacent public streets from the project site
15 shall be provided through the use of a minor storm drain system that collects and
16 conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff
17 condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- 18 43. Prior to grading plan approval, the applicant shall submit a Geotechnical/Soils Report,
19 prepared by a California registered Geotechnical Engineer, for and incorporated as an
20 integral part of the grading plan for the proposed development. The geotechnical report
21 shall include a section on infiltration testing. A digital copy (PDF) of the
22 Geotechnical/Soils Report shall be submitted to the Engineering Services Department
23 with the first submittal of the Precise Grading Plan.
- 24 44. Prior to grading plan approval, the applicant shall submit a Final Water Quality
25 Management Plan identifying site-specific Best Management Practices (BMPs) in
26 accordance with the Model Water Quality Management Plan (WQMP) approved for
27 use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to
28 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.
45. 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.
46. Prior to commencing with any grading, the applicant shall implement the required
erosion and dust control measures shall be in place. In addition, the following shall be
included if not already identified:
- a. 6 foot high tan colored perimeter screened fencing
 - b. Contractor information signage including contact information along the street
frontages of Larch Avenue.

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

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- 47. Prior to issuance of an encroachment permit or off-site construction permit, all public improvement plans must be submitted and approved by the City Engineer.
 - 48. Prior to issuance of building permit, the Precise Grading plans shall be approved by the City Engineer.
 - 49. Prior to issuance of building permit or off-site construction permit, submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review.
 - 50. Prior to issuance of building permit or off-site construction permit, submit traffic striping and signage plans prepared by a California registered civil engineer or traffic engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements to the satisfaction of the City Engineer.
 - 51. 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.
 - 52. Prior to the issuance of a building permit, the applicant shall submit a rough grade certification, engineered fill certification and compaction report pad elevation certifications for all building pads in conformance with the approved precise grading plan, to the Engineering Division. Trenching for footings or construction of any building foundation is not allowed until the certifications have been submitted for review and approval by the City Engineer.
 - 53. Prior to issuance of building permit, the applicant may be required to submit a Public Improvement Agreement (PIA) and the required security to the Engineering Division for review and acceptance, as determined by the City Engineer.
 - 54. Prior to the issuance of a certificate of occupancy, all public improvements shall be constructed to City standards subject to the satisfaction of the City Engineer.
 - 55. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks, curbs, gutters, pavement, and landscaping 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. The removal and reconstruction of improvements shall be identified on the street improvement plans, prior to issuance of off-site construction permits.

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- 56. The applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the entire project frontage of Larch Avenue, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 57. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services, prior to the issuance of a Certificate of Occupancy.
- 58. The applicant is advised that domestic water service 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.
- 59. 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 from the Engineering Division.
- 60. Prior to the issuance of a certificate of occupancy, the applicant shall submit a precise/final grade certification to the Engineering Services Department.
- 61. Prior to issuance of a certificate of occupancy or final City approvals, 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.
- 62. Prior to issuance of a certificate of occupancy, 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.
- 63. The applicant shall construct one (1) new commercial driveway approach on Larch Avenue, in accordance with City of Rialto Standard Drawing No. SC-213 or SC-214, or as otherwise approved by the City Engineer, prior to the issuance of a Certificate of Occupancy. The driveway approach shall be constructed so the top of “X” is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines.
- 64. The applicant shall construct a 5.5-foot-wide Americans with Disabilities Act (ADA) compliant sidewalk adjacent to the curb along the entire project frontage of Larch Avenue, in accordance with City of Rialto Standard Drawings, prior to issuance of a Certificate of Occupancy.

- 1 65. All sewer mains constructed by the applicant, as necessary, are to become part of the
2 public sewer system and shall be pressure tested and digitally video recorded by the
3 City’s wastewater system operator (Veolia) prior to acceptance of the sewer system for
4 maintenance by the City. The applicant shall be responsible for all costs associated with
5 testing and inspection services. Any defects of the sewer main shall be removed,
6 replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
7
8 66. The original improvement plans prepared for the proposed development and approved
9 by the City Engineer (if required) shall be documented with record drawing “as-built”
10 information and returned to the Engineering Division prior to issuance of a final
11 certificate of occupancy. Any modifications or changes to approved improvement plans
12 shall be submitted to the City Engineer for approval prior to construction.
13
14 67. The applicant shall replace all damaged, destroyed, or modified pavement legends,
15 traffic control devices, signing, striping, and streetlights, associated with the proposed
16 development shall be replaced as required by the City Engineer prior to issuance of a
17 Certificate of Occupancy.
18
19 68. Prior to occupancy approval – Larch Avenue is designated a Collector with 60-foot
20 right-of-way and 40-foot curb to curb dimensions. The developer shall submit street
21 improvement plans and construct the improvements that include, but are not necessarily
22 limited to, the following:
23
24 a. Remove existing pavement and construct new pavement with a minimum
25 pavement section of 5 inches asphalt concrete pavement over 6 inches crushed
26 aggregate base with a minimum subgrade of 24 inches at 95% relative
27 compaction, or equal, for the entire street half-width plus westbound lane along
28 the project frontage 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 the existing pavement core samples and submitted
to the City Engineer for approval. Alternatively, depending on the existing street
condition (i.e. taking core samples) and as approved by the City Engineer, a street
2-inch grind and overlay, using PG 64-10 ARHM CC G, may be performed to
preserve existing pavement improvements.
69. The applicant shall install City Engineer approved deep root barriers, in accordance with
the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten
(10) feet of the public sidewalk and/or curb.
70. The applicant shall construct 4-inch conduit within the parkway area along the entire
project frontage of Larch Avenue for future use, prior to the issuance of a Certificate of
Occupancy.
71. The applicant shall remove any graffiti within 24 hours, before, during, and post
construction.

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- 2 72. The applicant shall submit full architectural and structural plans with all mechanical,
- 3 electrical, and plumbing plans, structural calculations, truss calculations and layout,
- 4 rough grading plans approved by Public Works Engineering, Water Quality
- 5 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
- 6 Title 24 Energy Calculations to the Building Division for plan check and review, prior
- 7 to the issuance of building permits.
- 8
- 9 73. 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
- 13 74. The applicant shall design the structures in accordance with the 2025 California
- 14 Building Code, 2025 California Mechanical Code, 2025 California Plumbing Code, and
- 15 the 2025 California Electrical Code, 2025 Residential Code and the 2025 California
- 16 Green Buildings Standards adopted by the State of California.
- 17
- 18 75. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
- 19 per hour, exposure C and seismic zone D.
- 20
- 21 76. 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
- 27 77. The applicant shall install any required temporary construction trailer on private
- 28 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.
78. 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,
- site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
- site, California Building Code, (CBC) Chapter 11, Sec. 11A and 11B.
79. Prior to issuance of a Building Permit all of the following must be in place on the Site:
- a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent
- street saying "If there is any dust or debris coming from this site please contact
- (superintendent number here) or the AQMD if the problem is not being resolved" or
- something similar to this.

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- 80. The applicant shall provide temporary toilet facilities for the construction workers. The toilet facilities shall always be maintained in a sanitary condition. The construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
- 81. The applicant shall underground all on site utilities to the new proposed structures, prior to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by the utility company or the City.
- 82. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
- 83. The applicant shall provide proof of payment to the Rialto Unified School District for all required school fees, prior to the issuance of a building permit.
- 84. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the California Building Code, Chapter 11.
- 85. 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.
- 86. 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.
- 87. Prior to issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.
- 88. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 89. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with CFC Appendix D Table D103.4 or as determined by the fire code official. The required turning radius of fire apparatus access roadways shall be an inside radius of 28 feet and an outside radius of 56 feet.
- 90. Indicate on the locations of existing and/or proposed fire hydrants within 300 feet of the proposed project on the site plan within the formal building plan check submittal set. Additional fire hydrants may be required.

- 1 91. The required fire flow is 1,500 GPM at 20 PSI for two hours. This is the minimum fire
2 flow permitted for commercial and industrial buildings per the California Fire Code
3 Appendix B with a 50% reduction for required automatic fire sprinklers.
- 4 92. The project is required to have an automatic fire sprinkler system per the 2022 California
5 Fire Code Local Amendments for all buildings 5,000 square feet or larger.
- 6 93. The project shall comply with the requirements for exiting in the 2022 California
7 Building Code Chapter 10, which requires exits and ingress/egress pathways from the
8 side or rear of the building. This may require design concept changes, reduction in
9 building footprint, and concrete pathways.
- 10 94. Provide a Building Code Analysis on the site plan within the formal building plan check
11 submittal set and include the following code information for each building proposed
12 area or feature. Provide a description of use(s), occupancy types, occupancy load and
13 occupant load factor, any occupancy separation(s), number of stories, type of
14 construction, egress analysis, number of exits, separation of exits, accessible egress to
15 public way or approved areas. Provide a detailed description of the manufacturing that
16 will be conducted within the building. Special requirements may apply to building
17 construction, building setbacks, exiting, ventilation, etc. once this is determined.
- 18 95. The applicant shall illuminate all walkways, passageways, and locations where
19 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of
20 light during the hours of darkness. Lighting shall be designed/constructed in such a
21 manner as to automatically turn on at dusk and turn off at dawn.
- 22 96. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas
23 with a minimum of 1.5-foot candles (at surface level) of light during the hours of
24 darkness. Lighting shall be designed/constructed in such a manner as to automatically
25 turn on at dusk and turn off at dawn.
- 26 97. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas
27 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of
28 darkness. Lighting shall be designed/constructed in such a manner as to automatically
turn on at dusk and turn off at dawn.
98. 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.
99. The applicant shall provide an illuminated channel letter address prominently placed on
the building to be visible to the front of the location and if applicable, visible from the
main street to which they are located (e.g. commercial building facing the interior of the
property would require two address signs if located adjacent to a roadway), prior to the
issuance of a Certificate of Occupancy.

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

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

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

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

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

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

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

24 PASSED, APPROVED AND ADOPTED this 18th day of February, 2026.

25
26
27 _____
28 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. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2026.

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

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

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HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT

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Exhibit "A"
Project Plans

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