

**RESOLUTION NO. 2025-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2024-0002 ALLOWING THE DEVELOPMENT OF AN EXPANSION OF EXISTING TRUCK YARD OPERATION GENERALLY LOCATED AT THE NORTHEAST CORNER OF ALDER AVENUE AND STONEHURST DRIVE ONTO 2.5 ACRES OF LAND, ALSO KNOWN AS 2160 WEST STONEHURST DRIVE (APN: 1133-071-08, -09 & 10), WITHIN THE GENERAL MANUFACTURING (I-GM) DESIGNATION OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, Batfish Holdings and Robert and Dolores Riggio (“applicant” or “developer”), propose to develop 2.5 gross acres of land (APN: 1133-071-08, -09, & -10), also known as 2160 West Stonehurst Drive (“Site”) with paving, landscaping, fencing, lighting, and drainage improvements to facilitate the expansion of the existing truck yard operation (“Project”) within the General Industrial (I-GM) designation of the Rialto Airport Specific Plan; and

WHEREAS, the existing truck yard was approved by the City via approval of a Precise Plan of Design on December 13, 2016, pursuant to Ordinance No. 1573 governing outdoor storage uses;

WHEREAS, the existing truck yard has operated in compliance with the December 13, 2016 approval and City codes and policies and is required to continuing complying with the same; and

WHEREAS, the Project will maintain the existing office building in its current location and will provide twenty-eight (28) passenger vehicle parking spaces, thirty-nine (39) trailer spaces, seven (7) bobtail tractor spaces and will incorporate a split-faced block wall at various heights along the Stonehurst Drive frontage to screen the trucks and trailers from public view; and

WHEREAS, pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2024-0002 (“PPD”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2024-0001 (“CDP”) to facilitate the expansion of the truck yard operation on the Site; and

1 WHEREAS, the proposed project is categorically exempt for the requirements of  
2 California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2024-  
3 0004) as a Class 32 exemption analyzed in the staff report and attached studies; and

4 WHEREAS, on May 7, 2025, the Planning Commission of the City of Rialto opened a duly  
5 noticed public hearing, as required by law, on the CDP and the PPD, heard public testimony and  
6 continued the public hearing at the request of the applicant to the May 21, 2025 meeting; and

7 WHEREAS, on May 21, 2025, the Planning Commission of the City of Rialto again  
8 continued the public hearing at the request of the applicant to the June 4, 2025 meeting to allow  
9 additional time for internal operations discussions and to draft responses to public comments; and

10 WHEREAS, on June 4, 2025, the Planning Commission of the City of Rialto conducted a  
11 duly noticed public hearing, as required by law, on this proposed PPD and CDP, took testimony,  
12 at which time it received input from staff, the city attorney, and the applicant; heard public  
13 testimony; discussed the proposed PPD and CDP; and closed the public hearing; and

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

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

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

19 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
20 the public hearing conducted with regard to PPD, including written staff reports, verbal testimony,  
21 site plans, other documents, and the conditions of approval stated herein, the Planning Commission  
22 hereby determines that PPD satisfies the requirements of Section 18.65.020E of the Rialto Municipal  
23 Code pertaining to the findings which must be made precedent to granting a Precise Plan of Design.  
24 The findings are as follows:

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

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

1 The Site has a General Plan land use designation of General Industrial and a zoning  
2 designation of General manufacturing (I-GM). Pursuant to Chapter 18.104 (Outdoor  
3 Storage Uses) of the Rialto Municipal Code, the development and operation of an outdoor  
4 truck yard expansion, as proposed by the Project, may be allowed in those designations.  
5 The Project, as conditioned herein, will comply with all City ordinances and regulations,  
6 including those required by the I-GM zone and the City's Design Guidelines. Additionally,  
the Project meets all the required development standards of Chapter 18.104 (Outdoor  
Storage Uses) of the Rialto Municipal Code including, but not limited to, required setbacks,  
parking, landscaping, operational criterion.

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

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

12 The Site is comprised of three (3) parcels of land approximately 2.5 gross acres in size and  
13 located within the General Manufacturing (I-GM) zone. North of the project site is  
14 Robertson's Ready Mix facility. To the south the project site, across Stonehurst Drive, is  
15 a 5-acre precast concrete manufacturing facility former occupied by Olson Precast  
16 Company and legal non-conforming residences. To the east of the project site is a Mobile  
17 Mini modular storage facility. To the west of the project site is the existing truck yard  
18 operation. The Project is consistent with the I-GM zone and the GI land use designation  
19 of the General Plan. The project is not expected to negatively impact any surrounding uses  
with the successful implementation of measures such as landscape buffering, the  
installation of solid screen walls and gates, shielded lighting fixtures, and other traffic  
related measures.

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

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

23 The Project's effects will be minimized through the implementation of the Conditions of  
24 Approval contained herein, such as extensive landscaping, concrete screen walls, adequate  
25 lighting and the installation of missing street improvements along Stonehurst Drive. The  
26 project site is surrounded by industrial land uses to the north, east and west. The nearest  
27 sensitive use is a non-conforming single-family dwelling to the south of the project site.  
28 The Project is consistent with the I-GM zone which is a general manufacturing district which  
allows the operation of an outdoor truck yard pursuant to Chapter 18.104 for outdoor storage  
uses. The project is not expected to negatively impact any surrounding uses with the

successful implementation of measures such as landscape buffering, the installation of solid screen walls, shielded lighting fixtures, and other traffic related measures.

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

*This finding is supported by the following facts:*

The Project is consistent with the General Manufacturing (I-GM) zone and is a logical addition to the existing industrial developments along the Stonehurst Drive corridor. The Project will enhance an underdeveloped property with site improvements in accordance with the requirements of Chapter 18.104, the General Industrial (GI) land use designation and will install the needed street improvements along Stonehurst Drive. The city staff have reviewed the design of the Project to ensure compliance with all health, safety, and design requirements to ensure the Project will enhance the infrastructure and aesthetics of the local community.

SECTION 3. The Planning Commission hereby specifically finds that the Project meets the five required criterion of Section 15332 in that a.) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b.) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, c.) the project site has no value as habitat for endangered, rare or threatened species, d.) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, e.) The site can be adequately served by all required utilities and public services.

SECTION 4. PPD No. 2024-0002 is granted Batfish Holdings LLC and Robert and Dolores Riggio, in accordance with the plans and application on file with the Planning Division, subject to the following Conditions of Approval:

1. The applicant is granted PPD No. 2024-0004 allowing the development of an expansion to an existing truck yard operation generally located at the northeast corner of Alder Avenue and Stonehurst Drive onto 2.5 acres of land, also known as 2160 West Stonehurst Drive (APN: 1133-071-08, -09 & 10), within the General Manufacturing (I-GM) designation of the Rialto Airport Specific Plan, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2024-0002 is granted for a one (1) year period from the date of approval. Approval of PPD No. 2024-0002 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. If substantial construction activities are commenced within the one-year period and such construction is being diligently pursued towards completion, the approved precise plan of design shall remain effective for an additional one-year period. Any request for an extension thereafter shall be reviewed by the Planning Commission upon application prior to termination for consideration based on progress toward the development of the project and any unavoidable delays.
3. The development associated with PPD No. 2024-0002 shall conform to the site plan, fencing plan, floor plan, elevations, conceptual grading and utility plan, and preliminary landscape plan attached hereto as Exhibit A, except as may be required to be modified based on the Conditions of Approval contained herein.
4. The development associated with PPD No. 2024-0002 shall comply with all Conditions of Approval contained within CDP No. 2024-0001.
5. The development associated with PPD No. 2024-0002 shall comply with all applicable sections of the Rialto Municipal Code and all other applicable State and local laws and ordinances.
6. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of 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

1 connection with such proceeding whether incurred by applicant, Property owner, or  
2 the City and/or other parties initiating or bringing such proceeding (collectively,  
3 subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary  
4 contained herein, the Applicant shall not be liable to the City Parties under this  
5 indemnity to the extent the Damages incurred by any of the City Parties in such  
6 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. 2024-0002.

- 7 8. In accordance with the provisions of Government Code Section 66020(d)(1), the  
8 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
9 subject to protest by the applicant at the time of approval or conditional approval of  
10 the Project or within 90 days after the date of the imposition of the fees, dedications,  
11 reservations, or exactions imposed on the Project.
- 12 9. The applicant is required to merge the three (3) parcels and as such has applied for a  
13 Parcel Merger to consolidate the three (3) existing parcels of land into one parcel to  
14 facilitate truck yard expansion. The Parcel Merger shall be recorded with the San  
15 Bernardino County prior to the issuance of any permits.
- 16 10. As recommended by the Geotechnical Engineering Investigation, the applicant is  
17 required to coordinate with NorCal Engineering to perform site inspections during  
18 grading and construction of the site.
- 19 11. In accordance with Section 18.112.050E(5) of the Rialto Municipal Code, the applicant  
20 shall provide a berm/slope along the south side of the truck court screen wall to reduce  
21 the visible height of the wall as seen from Rialto Avenue. Additionally, the berm/slope  
22 shall have a height of six (6) feet as measured from the finished surface of the truck  
23 court, but the slope shall not exceed a ratio of 4:1. The berm/slope shall be identified on  
24 the Precise Grading Plan, prior to the issuance of a building permit
- 25 12. The applicant shall install decorative pavement within each project driveway connected  
26 to Stonehurst Drive . The decorative pavement shall extend across the entire width of  
27 each driveway and shall have 20 feet from the property line to the entry gate. Decorative  
28 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.
13. Any new walls, including any retaining walls, shall be comprised of tan-colored split-  
face block to match the block wall material of the adjacent truck yard. Pilasters shall  
be incorporated within all new walls visible from the public right-of-way. The pilasters  
shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners  
and ends of the wall. All pilasters shall protrude a minimum of six (6) inches above and

1 to the side of the wall. All decorative masonry walls and pilasters, including retaining  
2 walls, shall include a decorative masonry cap. All walls and pilasters shall be identified  
3 on the site plan and Precise Grading Plan, and an elevation detail for the walls shall be  
4 included in the formal building plan check submittal prior to the issuance of building  
5 permits.

- 6 14. Any new fencing installed on site shall be comprised of tubular steel. All fencing shall  
7 be identified on the site plan, and an elevation detail for the fencing shall be included in  
8 the 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)  
10 feet, as measured from the finished surface, including the base. Lighting shall be  
11 shielded and/or directed toward the site so as not to produce direct glare or "stray light"  
12 onto adjacent properties. All light standards shall be identified on the site plan and a  
13 note indicating the height restriction shall be included within the formal building plan  
14 check submittal prior to the issuance of building permits.

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

- 19 17. The applicant shall plant one (1) tree every three (3) 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 shrubs that surround all ground mounted equipment and utility  
25 boxes, including transformers, fire-department connections, backflow devices, etc. for  
26 the purpose of providing screening of said equipment and utility boxes. All equipment  
27 and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial  
28 planting, and the shrubs shall be spaced no more than three (3) feet on-center.  
Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated  
and maintained into a continuous box-shape with a height of no less than three and one-  
half (3.5) feet above the finished grade. The shrubs shall be identified on the formal  
Landscape Plan submittal prior to the issuance of a landscape permit.

19. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and  
off-site (adjacent to the project site) that is not covered by structures, walkways, parking  
areas, and driveways, as approved by the Planning Division. Trees shall be planted a  
minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted  
an average of three (3) feet on-center or less, or as approved by the Planning Division.  
All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless  
otherwise specified herein. At least fifty (50) percent of the trees shall consist of  
evergreen broadleaf trees, while the remaining percentage may consist of broadleaf

deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

20. 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.
21. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy, unless specified otherwise herein.
22. 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.
23. All requirements herein shall be completed to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy unless otherwise noted.
24. Applicant shall remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.
25. The project shall submit civil engineering design plans, reports and/or documents, prepared by a registered/licensed civil engineer, for review and approval by the City Engineer per the current submittal requirements, prior to the threshold indicated below or as required by the City Engineer.
  - a. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
  - b. PUBLIC IMPROVEMENT PLAN – plans may include: Street, Signing & Striping, Landscape & Irrigation, Sewer, Water, etc. (prior to off-site construction permit issuance or building permit issuance, whichever occurs first)
  - c. FINAL DRAINAGE STUDY, in conformance with Entitlement submittal study (prior to grading plan approval)
  - d. FINAL WQMP in conformance with Entitlement submittal report (prior to grading plan approval)
  - e. LEGAL DOCUMENTS (e.g. LOT MERGER, EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, VACATION, etc.) (prior to



building permit issuance). Lot Line Adjustment 2024-0002, Grant of Right of Way.

f. AS-BUILT/RECORD DRAWINGS for all plans (prior to issuance of certificate of occupancy approval)

26. The developer is responsible for requesting address assignments for any new building, irrigation water meter, and electrical pedestal. Addresses for irrigation meters must be based on approved civil plans. Addresses for electrical pedestals must be based on approved SCE plans. The main building address shall be included on the Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.
27. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided 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.
28. All street cuts for utilities shall be repaired (in accordance with City Standard SC-231) within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed such that the full height of the structural section is flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.
29. A single master Off-site Construction Permit is required for any street, wet utility, landscape and irrigation, and traffic signal improvements within the public right-of-way. To expedite and facilitate improvements in the public right-of-way, the applicant is responsible for submitting a multi-phase master plan traffic control plan which includes all phases of construction in the public right-of-way i.e., sewer, water, overhead, underground, etc. prior to the issuance of Off-site Construction Permit. Note, to simplify the permitting process, a single master Off-Site Construction Permit shall replace individual Encroachment Permits to be pulled by the developer's contractor.
30. All applicable landscape easement, and parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer acceptance. Any landscaping that fails during the one-year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer and shall be subject to a subsequent one-year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.

- 1 31. All proposed trees within the public right-of-way and within ten (10) feet of the public  
2 sidewalk and/or curb shall have City approved deep root barriers installed, as required  
3 by the City Engineer.
- 4 32. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and  
5 new electrical distribution lines of sixteen thousand volts or less and overhead service  
6 drop conductors, and all telephone, television cable service, and similar service wires or  
7 lines, which are on-site, abutting, and/or transecting, shall be installed underground.  
8 Utility undergrounding shall extend to the nearest off-site power pole. This may require  
9 undergrounding beyond the project limits to prevent any existing poles to remain or new  
10 poles to be placed for guy wire purposes along the project frontage. New power poles  
11 shall not be installed unless approved by the City Engineer. A letter from the owners of  
12 the affected utilities shall be submitted to the City Engineer prior to approval of the  
13 Grading Plan, informing the City that they have been notified of the City's utility  
14 undergrounding requirement and their intent to commence design of utility  
15 undergrounding plans. When available, the utility undergrounding plan shall be  
16 submitted to the City Engineer identifying all above ground facilities in the area of the  
17 project to be undergrounded.
- 18 33. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,  
19 all street and/or trench cuts in street newly paved or slurry will be subject to moratorium  
20 street repair standards as referenced in Section 11.04.145 of the Rialto Municipal Code.  
21 Contact the Public Works Department for a list of streets subject to the moratorium.
- 22 34. The minimum pavement section for all on-site pavements shall be 3 inches asphalt  
23 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
24 24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
25 proposed, the proposed pavement section shall be designed by a California registered  
26 Geotechnical Engineer using "R" values from the project site and submitted to the City  
27 Engineer for approval.
- 28 35. Any utility trenches or other excavations within existing asphalt concrete pavement of  
off-site streets required by the proposed development shall be backfilled and repaired in  
accordance with City of Rialto Standard Drawings. The developer shall be responsible  
for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
off-site streets as required by and at the discretion of the City Engineer including  
pavement repairs in addition to pavement repairs made by utility companies for utilities  
installed for the benefit of the proposed development (i.e., Fontana Water Company,  
Southern California Edison, Southern California Gas Company, Time Warner, Verizon,  
etc.). Multiple excavations, trenches, and other street cuts within existing asphalt  
concrete pavement of off-site streets required by the proposed development may require  
complete grinding and asphalt concrete overlay of the affected off-site streets at the  
discretion of the City Engineer. The pavement condition of the existing off-site streets  
shall be returned to a condition equal to or better than what existed prior to construction  
of the proposed development.

- 1 36. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,  
2 striping, and streetlights, associated with the proposed development shall be replaced as  
3 required by the City Engineer prior to issuing of a Certificate of Occupancy.
- 4 37. Construction signing, lighting, and barricading shall be provided during all phases of  
5 construction as required by City Standards or as directed by the City Engineer. At a  
6 minimum, all construction signing, lighting and barricading shall be in accordance with  
7 Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic  
8 Control Devices, or subsequent editions in effect at the time of construction.
- 9 38. The public street improvements outlined in these conditions of approval are intended to  
10 convey to the developer an accurate scope of required improvements, however, the City  
11 Engineer reserves the right to require reasonable additional improvements as may be  
12 determined during the review and approval of street improvement plans required by  
13 these conditions.
- 14 39. Development of the site is subject to the requirements of the National Pollution  
15 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the  
16 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.  
17 Pursuant to the NPDES Permit, the developer shall ensure development of the site  
18 incorporates post-construction Best Management Practices (BMPs) in accordance with  
19 the Model Water Quality Management Plan (WQMP) approved for use for the Santa  
20 Ana River Watershed. The developer is advised that applicable Site Design BMPs will  
21 be required to be incorporated into the final site design, pursuant to a site specific  
22 WQMP submitted to the City Engineer for review and approval.
- 23 40. Prior to grading plan approval, applicant shall submit a final hydrology study to  
24 determine the volume of increased stormwater runoff due to development of the site,  
25 and to determine required stormwater runoff mitigation measures for the proposed  
26 development. All stormwater runoff passing through the site shall be accepted and  
27 conveyed across the property in a manner acceptable to the City Engineer. For all  
28 stormwater runoff falling on the site, on-site retention or other facilities approved by the  
City Engineer shall be required to contain the increased stormwater runoff generated by  
the development of the property. Hydrology studies shall be prepared in accordance  
with the San Bernardino County Hydrology Manual and Rialto drainage criteria. Final  
retention basin sizing and other stormwater runoff mitigation measures shall be  
determined upon review and approval of the hydrology study by the City Engineer and  
may require redesign or changes to site configuration or layout consistent with the  
findings of the final hydrology study. The volume of increased stormwater runoff to be  
retained on-site shall be determined by comparing the existing pre-developed condition  
and proposed developed condition, using the 100-year frequency storm. Calculations  
sizing on-site storm drain lines and catch basins shall be included. Final Hydrology  
Report shall be based upon the Preliminary Hydrology Report submitted during the  
Entitlement process with incorporation of reviewer's recommendations. Connection of  
on-site storm drain to existing 24" HDPE storm drain in Stonehurst Drive requires

approval by the City with supporting calculations that 24" SD can accommodate on-site line with no negative impact to existing storm drain system.

41. Prior to grading plan approval, direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
42. Prior to grading plan approval, a geotechnical/soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. The geotechnical report shall include a section on infiltration testing. A digital copy (PDF) of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the precise grading plan. Geotechnical reports older than one year shall be reaffirmed by a geotechnical engineer to still be valid or a new geotechnical report will be required.
43. Prior to grading plan approval, applicant shall submit a Final Water Quality Management Plan identifying site-specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the 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. Final WQMP shall be based upon the Preliminary WQMP submitted during the Entitlement process with incorporation of reviewer's recommendations.
44. Prior to grading plan approval, 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.
45. Prior to grading plan approval, a Notice of Intent (NOI) to comply with the current California General Construction Stormwater Permit is required to be submitted 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. The developer'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.
46. Prior to issuance of grading permit or on-site construction permit, applicant shall submit a precise grading and drainage 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.

- 1 47. Prior to issuance of grading permit or on-site construction permit, the applicant shall  
2 apply for annexation of the underlying property into City of Rialto Landscape and  
3 Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall  
4 be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance  
5 of any new median, landscape easement, and/or parkway landscaping in the public  
6 right-of-way, or any new public street lighting improvements conditioned on the project  
7 and to be maintained by the City of Rialto post construction.
- 8 48. Prior to commencing with any grading, the required erosion and dust control measures  
9 shall be in place. In addition, the following shall be included if not already identified: a.  
10 Tan-colored perimeter screened fencing b. Contractor information signage including  
11 contact information along [Stonehurst] c. Post dust control signage with the following  
12 verbiage: Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS  
13 PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please  
14 call the AQMD at 1-800-CUT-SMOG
- 15 49. Prior to street improvement plan approval, the applicant will coordinate with the  
16 owner(s) located on APN 1133-071-03 for dedication and recordation on remaining  
17 southern street right of way, along Stonehurst Drive, by separate instrument such as an  
18 Offer of Dedication or Grant of Right of Way. A similar condition of approval will be  
19 placed on this development (PPD 2024-0002) for the benefit of PPD 2024-0021/0022
- 20 50. The applicant acknowledges and agrees to provide an Offer of Dedication or Grant of  
21 Right of Way from APNs 1133-071-08, 1133-071-09, and 1133-071-10 , for the  
22 northerly half-street right of way along Stonehurst Drive, to the City for the benefit of  
23 the development of PPD 2024-0021/0022 and construction of public improvements  
24 along PPD frontage. A similar condition of approval will be placed on the PPD for the  
25 benefit of this development (PPD 2024-0002)
- 26 51. Prior to street improvement plan approval, applicant shall make a good faith effort shall  
27 be made to secure a 32-foot half-street right of way from the owners of APNs 1133-071-  
28 01, 1133-071-02, and 1133-071-04 along Stonehurst Drive, by separate instrument such  
as an Offer of Dedication or Grant of Right of Way.
52. Prior to street improvement plan approval or building permit issuance, whichever occurs  
first, the applicant shall dedicate of additional right-of-way as may be required across  
driveway aprons to provide for ADA compliant public access, traffic signal equipment,  
and signing & striping.
53. Prior to street improvement plan approval, applicant shall dedicate a 32-foot half-street  
right-of-way on Stonehurst Drive along the entire frontage as may be required to provide  
a property line at ultimate right-of-way in accordance with the Rialto Airport Specific  
Plan.
54. Prior to issuance of encroachment permit or off-site construction permit, all public  
improvement plans must be submitted and approved by the City Engineer.

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55. Prior to issuance of a building permit, applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and signing and striping unless otherwise approved by the City Engineer.
  56. Prior to issuance of building permit, Lot Line Adjustment 2024-0002 for APNs 1133-071-08, 1133-071-09, and 1133-071-10 shall be approved by the City and recorded with the San Bernardino County Recorder's Office.
  57. Prior to issuance of building permit, the applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including Transportation Fair Share Contribution fees. Based on the Traffic Scoping Agreement, this project does not have project-specific fair-share fees.
  58. Prior to issuance of building permit, applicant shall 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 the required street improvements to the satisfaction of the City Engineer.
  59. Prior to issuance of encroachment permit or off-site construction permit, applicant shall submit streetlight improvement plans, for Stonehurst Drive, prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
  60. Prior to issuance of encroachment permit or off-site construction permit, applicant shall submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits. This proposed development is further than 200 feet from the closest sewer main, therefore a sewer connection and sewer plan is not required.
  61. Prior to issuance of encroachment permit or off-site construction permit, applicant shall submit a water improvement plan approved by the local water purveyor (West Valley Water District). The developer shall be responsible for coordinating with water purveyor and complying with all requirements for establishing domestic water service to the property.
  62. Prior to issuance of building permit, applicant shall submit off-site landscaping and irrigation system improvement plans for review and approval concurrently with street improvement plan submittal to the Public Works Department. The median irrigation system, parkway irrigation system, and applicable Specific Plan required landscape easement irrigation system shall be separately metered from the on-site private irrigation to facilitate separate utility bill payment by the City after the required one-year maintenance period via the Landscape and Lighting Maintenance District No. 2. The off-

1 site landscape and irrigation plans must show separate electrical meter, water meter, and  
2 separate irrigation lateral to be annexed into LLMD2 via a City Council public hearing  
3 process. Use of an existing LLMD2 water meter and electrical pedestal is encouraged.  
4 The Landscape and Irrigation plans shall be approved concurrently with the Street  
5 Improvement plans, including any median portion, applicable easement portion, and/or  
6 parkway portion. The landscaping architect must contact the City of Rialto Landscape  
7 Contract Specialist at (909) 820-2602 to ensure all landscape and irrigation guidelines  
8 are met prior to plan approval. Electrical and water irrigation meter pedestals must not  
be designed to be installed at or near street intersections or within a raised median to  
avoid burdensome traffic control set-up during ongoing maintenance. The off-site  
Landscape and Irrigation plans shall be designed in accordance with the Public Works  
Landscape Maintenance District Guidelines.

- 9 63. Prior to issuance of building permit or off-site construction permit, the applicant may be  
10 required to enter into a Public Improvement Agreement (PIA) with the City and furnish  
11 security (i.e. surety bonds, letter of credit, or cash) in amounts determined by the City  
Engineer.
- 12 64. Prior to issuance of building permit, submit a rough grade certification, engineered fill  
13 certification and compaction report pad elevation certifications for all building pads in  
14 conformance with the approved precise grading plan, to the Engineering Division.  
15 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.
- 16 65. Prior to occupancy approval, all public improvements shall be constructed to City  
17 standards subject to the satisfaction of the City Engineer.
- 18 66. Prior to occupancy approval, provide certification from West Valley Water District to  
19 demonstrate that all water and/or wastewater service accounts have been documented.
- 20 67. Prior to occupancy approval, submit a Precise/Final Grade Certification that  
21 demonstrates all grading is in conformance with the approved precise grading plan, to  
the Engineering Division.
- 22 68. Prior to occupancy approval, applicant shall submit as-built plans or record drawings to  
23 the Engineering Division for review and approval by the City Engineer.
- 24 69. Prior to occupancy approval, the developer shall connect to the City of Rialto sewer  
25 system and apply for a sewer connection account with Rialto Water services. This  
26 proposed development is further than 200 feet from the closest sewer main, therefore a  
sewer connection and sewer plan is not required.
- 27 70. Prior to occupancy approval, submit a WQMP Certification that demonstrates that all  
28 structural BMPs have been constructed and installed in conformance with approved plans  
and specifications, and as identified in the approved WQMP.

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71. Prior to occupancy approval, the developer must complete the LLMD2 annexation process. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to apply for Special District annexation as early-on in the process to avoid any delays with permit issuance.
  72. Prior to occupancy approval, 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.
  73. Prior to occupancy approval, install CAMUTCD approved “No Stopping” signage along the entire project frontage.
  74. Prior to occupancy approval, replace any existing non-compliant, damaged, or unsatisfactory sidewalk, curb & gutter, pavement, and landscaping along the project frontage to the satisfaction of the City Engineer.
  75. Prior to occupancy approval, construct a commercial driveway approach in accordance with City of Rialto Standard Drawing No. SC-214. The driveway approach shall be constructed so the BCR, ECR, and top of “X” is at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance. If necessary, additional right of way shall be dedicated on-site to construct a path of travel of 5-foot width meeting ADA guidelines.
  76. Stonehurst Drive is designated a Collector with a 64-foot street right of way and 40-foot width curb-to-curb. Prior to occupancy, the developer shall submit street improvement plans that include, but are not limited, to the following:
    - a. Existing asphalt pavement within these limits shall be removed in order to construct half-street width plus 14 feet of new pavement with a minimum pavement section of 4 inches asphalt concrete (AC) pavement over 6 inches crushed aggregate base (CAB) and a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (“TI”) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using “R” values from pavement core samples and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and geotechnical report, a street 2” grind and overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements as approved by the City Engineer.
    - b. 8-inch curb & gutter
    - c. 5.5-foot wide sidewalk



- d. Streetlights
  - e. Landscape & irrigation
  - f. Storm drain with appurtenances such as manholes, catch basins, or inlets
  - g. Signing & Striping
  - h. An additional 28-foot-wide AC/AB pavement section will be required to be constructed from the project westerly boundary to Alder Avenue as determined by the City Engineer.
  - i. The typical street cross section requirement is a crowned roadway; however, a superelevated cross section may be allowed as determined by the City Engineer
77. Prior to occupancy, a reciprocal access easement, between parcels 0133-071-08 and 0133-071-07 for access between the two properties, shall be required and is subject to review and approval by the City and recorded on title for both parcels.
  78. In the event right-of-way or easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition and cost associated with improvements as shown in the approved street improvement plans.
  79. The applicant shall submit full architectural and structural plans with all mechanical, electrical, and plumbing plans, structural calculations, truss calculations and layout, rough grading plans approved by Public Works Engineering, Water Quality Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and Title 24 Energy Calculations to the Building Division for plan check and review, prior to the issuance of building permits.
  80. The applicant shall provide a Scope of Work on the title page of the architectural plan set. The Scope of Work shall call out all work to be permitted (ex. Main structure, perimeter walls, trash enclosure, etc.).
  81. The applicant shall design the structures in accordance with the latest California Building Code, California Mechanical Code, California Plumbing Code, and the California Electrical Code, Residential Code and the California Green Buildings Standards adopted by the State of California.
  82. The applicant shall comply with all applicable City of Rialto Municipal Codes and Ordinances.

- 1 83. The applicant shall comply with the requirements of the Department of Environmental  
2 Health Services and the Air Quality Management District prior to the issuance of any  
3 permit if hazardous materials are stored and/or used.
- 4 84. All perimeter / boundary walls shall be designed and constructed so that the  
5 outer/exterior face of the wall is as close as possible to the lot line. In any case, the  
6 outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances  
7 greater than two (2) inches may be approved prior to construction by the Chief Building  
8 Official on a case-by-case basis for extenuating circumstances.
- 9 85. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as  
10 to not cause any existing structure to become non-conforming with the requirements of  
11 the latest adopted edition of the Building Code, or any other applicable law, ordinance,  
12 or code.
- 13 86. The developer is responsible for the coordination of the final occupancy. The developer  
14 shall obtain clearances from each department and division prior to requesting a final  
15 building inspection from Building and Safety. Each department shall sign the bottom of  
16 the Building and Safety Job Card.
- 17 87. All signs shall be Underwriters Laboratories, or equal, approved.
- 18 88. Permits are required prior to the removal and/or demolition of structures.
- 19 89. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so  
20 that direct illumination does not infringe onto adjoining properties.
- 21 90. Site facilities such as parking open or covered, recreation facilities, and trash dumpster  
22 areas, and common use areas shall be accessible per the CBC, Chapter 11.
- 23 91. The applicant/developer shall include the conditions of approval of this resolution on  
24 the construction plans.
- 25 92. The applicant shall design and construct accessible paths of travel from the building's  
26 accessible entrances to the public right-of-way, accessible parking, and the trash  
27 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,  
28 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.
93. If hazardous substances are used and/or stored, a technical opinion and report,  
identifying and developing methods of protection from the hazards presented by the  
hazardous materials may be required. This report shall be prepared by a qualified

person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) intermixing in the event of an accident or spill.

94. All construction sites must be protected by a security fence and screening. The fencing and screening shall always be maintained to protect pedestrians.
95. 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,
96. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building and Safety and the Planning Department.
  - a. Installation of a construction trailer, or
  - b. Security fenced area where the electrical power will be located
97. Installation of construction/sales trailers must be located on private property. No trailers can be in the public right of way.
98. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
99. Prior to issuance of a Building Permit all of the following must be in place: 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.
100. Permitted hours for construction work from October 1st through April 30th are Monday Friday, 7:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 5:00 p.m. From May 1st through September 30th permitted hours for construction is Monday- Friday, 6:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m. Construction is prohibited on Sundays and State holidays.
101. The following grading items shall be completed and/or submitted – as applicable – prior to the issuance of building permits for this project:
  - a. Precise grading plans shall be approved by Engineering Department
  - b. Rough grading completed
  - c. Compaction certification completed
  - d. Pad elevation certification completed
  - e. Rough grade inspection signed off by a City's Engineering Inspector

- 1 102. Prior to the issuance of a Building Permit, the applicant shall pay all Development  
2 Improvement Fees to the City. Copies of receipts shall be provided to Building and  
3 Safety prior to permit issuance.
- 4 103. The Tract or Parcel map shall record prior to the issuance of any permits.
- 5 104. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall  
6 be done so that the proposed structure(s) does not cross any lot line and complies with  
7 all requirements of the California Building Code, prior to any building permits being  
8 issued.
- 9 105. Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan  
10 review concurrently with building plans and shall be approved prior to permit issuance.
- 11 106. The applicant shall provide proof of payment to the Rialto Unified School District for  
12 all required school fees, prior to the issuance of a building permit.
- 13 107. Prior to issuance of permit(s), the Statement of Authorization form must be completed  
14 and submitted if the permit is not obtained by the property owner.
- 15 108. The applicant shall design the structures to withstand ultimate wind speed of 130 miles  
16 per hour, exposure C and seismic zone D.
- 17 109. 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  
19 by the utility company or the City.
- 20 110. 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.
- 24 111. The applicant shall place a copy of the Conditions of Approval herein on within the  
25 building plan check submittal set and include the PPD number on the right bottom  
26 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 27 112. Prior to issuance of Building Permits, on site water service shall be installed and  
28 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.
113. The applicant shall comply with all applicable requirements of the California Fire Code  
and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
114. The applicant shall illuminate all walkways, passageways, and locations where  
pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of

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

115. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
116. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 foot-candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
117. 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.
118. 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.
119. At the discretion of the Rialto Police Department, the applicant shall install exterior security cameras at the location that cover the entire Site, prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via FusionONE web application.
120. The applicant shall install Knox boxes immediately adjacent to the main entrance of the building and at least one (1) rear entrance on the building to facilitate the entry of safety personnel. The Knox boxes shall be installed in such a manner as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully recessed into the building. The Knox boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business. The Knox-Box placement shall be shown on the formal building plan review submittal prior to the issuance of a building permit.
121. The applicant shall prominently display the address on the building rooftop to be visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast.
122. The applicant shall provide an audible alarm within the building, prior to the issuance of a Certificate of Occupancy. The building shall be alarmed in such a way as to emit a

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

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

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

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

PASSED, APPROVED AND ADOPTED this 4th day of June, 2025.

\_\_\_\_\_  
JERRY GUTIERREZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2025.

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 \_\_\_\_, 2025.

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19 \_\_\_\_\_  
20 KIMBERLY DAME, ADMINISTRATIVE ANALYST  
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Exhibit "A"

Project Plans

[Insert Project Plans attached as Exhibit B to the Staff Report]