



# City of Rialto

## California

### STATEMENT OF ACCEPTANCE

I, MARK BACHLI, dba CDRE HOLDINGS 14 LLC, do hereby state that I am aware of all Conditions of Approval for **Tentative Parcel Map No. 2019-0003, Precise Plan of Design No. 2019-0057, and Environmental Assessment Review No. 2019-0068 (Master Case No. 2019-0067)** and do hereby agree to accept and abide by all conditions set forth in the approved Resolution Nos. 2020-23, 2020-24 and 2020-25 dated September 10, 2020.

MARK BACHLI / AUTHORIZED SIGNER  
(Print Name/Title)

MR  
(Signature)

10/14/2020  
(Date)



# *City of Rialto*

## *California*

September 10, 2020

CDRE Holdings 14, LLC  
1461 Ford Street, Suite 105  
Redlands, CA 92373

**RE: Tentative Parcel Map No. 2019-0003, Precise Plan of Design No. 2019-0057, and Environmental Assessment Review No. 2019-0068.**

Dear CDRE Holdings 14, LLC:

At the Planning Commission meeting on September 9, 2020, the Commission held a public hearing **Tentative Parcel Map No. 2019-0003, Precise Plan of Design No. 2019-0057, and Environmental Assessment Review No. 2019-0068** for a request to allow the subdivision of one 6.84 net acre parcel of land (APN: 1133-271-01) into three new parcels, as well as the development of three industrial warehouses on the respective subdivided parcels. The project includes a Mitigated Negative Declaration for consideration in accordance with the California Environmental Quality Act (CEQA).

After consideration, the Planning Commission approved **Tentative Parcel Map No. 2019-0003, Precise Plan of Design No. 2019-0057, and Environmental Assessment Review No. 2019-0068** subject to the findings and conditions contained in Resolution No. 2020-23, 2020-24 and 2020-25, copies of which are attached for your reference.

Should you have any questions, or if we may be of further assistance, please do not hesitate to contact the Planning Division at (909) 820-2505.

Sincerely,

Daniel Casey  
Senior Planner

DC/am

Enclosure: Resolution No. 2020-23, 2020-24, and 2020-25



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1 California Code of Regulations, Title 14, Section 15000 et. seq., and Government Code Section  
2 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study  
3 (Environmental Assessment Review No. 2019-0067) prepared by Lilburn Corporation, which  
4 evaluated potentially significant effects to twenty (20) environmental resource areas, and  
5 determined that there is no substantial evidence that the approval of the Project would result in a  
6 significant adverse effect on the environment, provided appropriate mitigation measures are  
7 imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof  
8 was given in the manner required by law; and

9 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project  
10 was published in the San Bernardino Sun newspaper, and mailed to all property owners within 300  
11 feet of the Project Site, and a twenty (20) day public comment period was held from February 26,  
12 2020 to March 16, 2020; and

13 WHEREAS, two (2) comment letters were received - one (1) comment letter from Mr.  
14 Richard T. Drury with Lozeau Drury, LLP on behalf of Supporters Alliance for Environmental  
15 Responsibility ("Lozeau Drury"), which was submitted on March 6, 2020, and one (1) comment  
16 letter from Michael R. Perry, Supervising Planner, with the San Bernardino County Department  
17 of Public Works, which was submitted on March 17, 2020, one (1) day after the closing of the  
18 public comment period; and

19 WHEREAS, the comment letter from Lozeau Drury made an unsubstantiated claim that  
20 the Initial Study and Mitigated Negative Declaration prepared for the project are inadequate and  
21 that the project warrants the preparation of an Environmental Impact Report; and

22 WHEREAS, the comment letter from the San Bernardino County Department of Public  
23 Works indicates that permits will be required from the County for any alteration to existing storm  
24 drains and for any encroachment onto San Bernardino County Flood Control District (FCD)  
25 facilities or right-of-way. Additionally, the letter indicates that the project site lies within Zone X-  
26 unshaded on the latest FEMA Flood Insurance Rate Map (FIRM) and that related impacts should  
27 be discussed within the Initial Study; and  
28



1 WHEREAS, the Planning Division, in coordination with Lilburn Corporation, the  
2 applicant's consultant, prepared a response letter which, substantiates the adequacy of the  
3 Mitigated Negative Declaration, acknowledges that the applicant will obtain permits for any  
4 alterations to existing storm drains and for any encroachments onto FCD facilities, explains that  
5 the Initial Study referenced that the project site is not located within a 100-year FEMA Flood Zone  
6 Area, and concludes that no significant impacts are identified or anticipated in the Initial Study,  
7 including as it relates to the FEMA designation; and

8 WHEREAS, on June 11, 2020, the City mailed copies of the response letter to both Lozeau  
9 Drury and the San Bernardino County Department of Public Works; and

10 WHEREAS, on June 24, 2020 and June 26, 2020, the Planning Division received a letter  
11 from Lozeau Drury indicating the Initial Study/Mitigated Negative Declaration fails to establish  
12 an accurate baseline for sensitive biological resources, among other comments related to biological  
13 resources; and

14 WHEREAS, the applicant's consultant, Lilburn Corporation, and the consultant's expert,  
15 Ms. Shay Lawrey of Jericho Systems, Inc., who prepared a Biological Resources Assessment,  
16 dated August 12, 2019, and habitat suitability assessments for the project, provided clarification  
17 to the comments received by Lozeau Drury by way of two (2) letters dated August 11, 2020; and

18 WHEREAS, the two (2) letters dated August 11, 2020 confirm that the Initial  
19 Study/Mitigated Negative Declaration biological mitigation measures will mitigate the project's  
20 impact on biological resources, and the project's Mitigation Monitoring and Reporting Program  
21 meets the standards of feasible mitigation for this project; and

22 WHEREAS, on August 26, 2020, the Planning Division received a letter from Lozeau  
23 Drury indicating that, after reviewing the Project, the Initial Study/Mitigated Negative Declaration,  
24 and the two (2) letters dated August 11, 2020, the Project and the Initial Study/Mitigated Negative  
25 Declaration still fail to adequately evaluate and mitigate air quality, biological resources, and  
26 greenhouse gases

1 WHEREAS, the City mailed public hearing notices for the proposed Project to all property  
2 owners within 300 feet of the project site, and published the public hearing notice in the San  
3 Bernardino Sun newspaper as required by State law; and

4 WHEREAS, on August 26, 2020, the Planning Commission of the City of Rialto conducted  
5 a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration, TPM  
6 No. 20152, and Precise Plan of Design No. 2019-0057, took testimony, at which time it received  
7 input from staff, the city attorney, and the Applicant; heard public testimony, including the letter  
8 received from Lozeau Drury on August 26, 2020; discussed the proposed Mitigated Negative  
9 Declaration, TPM No. 20152, and Precise Plan of Design No. 2019-0057; and continued the public  
10 hearing to September 9, 2020; and

11 WHEREAS, on September 9, 2020 the Planning Commission of the City of Rialto  
12 conducted a duly noticed public hearing, as required by law, on the proposed Mitigated Negative  
13 Declaration, TPM No. 20152, and Precise Plan of Design No. 2019-0057, took testimony, at which  
14 time it received input from staff, the city attorney, and the Applicant; heard public testimony;  
15 discussed the proposed Mitigated Negative Declaration, TPM No. 20152, and Precise Plan of  
16 Design No. 2019-0057; and closed the public hearing; and

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

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

20 SECTION 1: The Planning Commission hereby finds all the above recitals to be true and  
21 correct.

22 SECTION 2: The Planning Commission has independently reviewed and considered the  
23 proposed Mitigated Negative Declaration, the public comments upon it, and other evidence and  
24 finds that the Mitigated Negative Declaration was prepared in the manner required by law, and  
25 there is no substantial evidence, provided appropriate mitigation measures are imposed, that the  
26 Project would result in a significant adverse effect upon the environment.

27 SECTION 3: The Initial Study (Environmental Assessment Review No. 2019-0067)  
28 prepared for the project identified that the Site did not have suitable habitat for any threatened or



1 endangered species, and therefore the proposed Project will have no individual or cumulative  
2 adverse impacts upon resources, as defined in Section 711.2 of the State Fish and Game Code.

3 SECTION 4: The attached proposed Initial Study and Mitigated Negative Declaration,  
4 Exhibit "A" hereto, finds that there are no impacts or less than significant impacts to aesthetics,  
5 agriculture and forestry resources, air quality, energy, greenhouse gas emissions, hazards and  
6 hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise,  
7 population/housing, public services, recreation, utilities and service systems, and wildfire.

8 SECTION 5: With the imposition of mitigation measures that address potential impacts  
9 upon biological resources, cultural resources, geology and soils, traffic and transportation, tribal  
10 cultural resources, and mandatory findings of significance in the community, and as set forth in  
11 the Mitigation Monitoring & Reporting Program, Exhibit "B" hereto, which is attached hereto and  
12 incorporated herein by this reference, the proposed Project's potential significant impacts will be  
13 reduced below a level of significance.

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

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

25 PASSED, APPROVED AND ADOPTED this 9th day of September, 2020.

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JOHN FEUKERT, 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, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
6 the foregoing Resolution No. **2020-23** was duly passed and adopted at a regular meeting of the  
7 Planning Commission of the City of Rialto held on the 9<sup>th</sup> day of September 2020.

8 Upon motion of Commissioner Jerry Gutierrez, second by Vice Chair Frank Gonzalez the  
9 foregoing Resolution No. **2020-23** was duly passed and adopted.

10  
11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this 9<sup>th</sup> day of September 2020.

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21 Adrianna Martinez, Administrative Assistant  
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Exhibit "A"

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Exhibit "B"

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**RESOLUTION NO. 2020-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 2019-0003 TO ALLOW THE SUBDIVISION OF ONE (1) 6.84 NET ACRE PARCEL OF LAND (APN: 1133-271-01) LOCATED AT THE SOUTHWEST CORNER OF CASMALIA STREET AND LINDEN AVENUE WITHIN THE FREEWAY INCUBATOR (FI) ZONE OF THE RENAISSANCE SPECIFIC PLAN INTO THREE (3) NEW PARCELS OF LAND – PARCEL 1 (1.66 NET ACRES), PARCEL 2 (2.37 NET ACRES), AND PARCEL 3 (2.81 NET ACRES) – TO FACILITATE THE DEVELOPMENT OF ONE (1) 26,432 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, ONE (1) 41,266 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, AND ONE (1) 49,009 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING THEREON.

WHEREAS, the applicant, CDRE Holdings 14, LLC, proposes to subdivide one 6.84 net acre parcel of land (APN: 1133-271-01) located at the southwest corner of Casmalia Street and Linden Avenue within the Freeway Incubator (FI) zone of the Renaissance Specific Plan (“Site”) into three (3) new parcels of land – Parcel 1 (1.66 net acres), Parcel 2 (2.37 net acres), and Parcel 3 (2.81 net acres) (“Project”); and

WHEREAS, the Project will facilitate the development of one (1) 26,432 square foot industrial warehouse building, one (1) 41,266 square foot industrial warehouse building, and one (1) 49,009 square foot industrial warehouse building on each of the three new parcels; and

WHEREAS, the Project within the Freeway Incubator (FI) zone requires the approval of a tentative parcel map, and the Applicant has agreed to apply for a TPM No. 2019-0003, also referred to as Tentative Parcel Map No. 20152, (“TPM No. 20152”), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on June 24, 2020, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 20152, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 20152; and closed the public hearing; and

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

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 TPM No. 20152, including written staff reports, verbal  
7 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning  
8 Commission hereby determines that TPM No. 20152 satisfies the requirements of Government Code  
9 Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to approving a  
10 tentative map. The findings are as follows:

- 11 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the City  
12 of Rialto and the Freeway Incubator (FI) zone of the Renaissance Specific Plan; and

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

14 The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay, and a  
15 zoning designation of Freeway Incubator (FI) within the Renaissance Specific Plan. The  
16 Project will subdivide the Site into three (3) new parcels of land – Parcel 1 (1.66 net acres),  
17 Parcel 2 (2.37 net acres), and Parcel 3 (2.81 net acres) – to facilitate the development of three  
18 (3) new industrial warehouse buildings. Per Table 3-5 (Development Standards), of the  
19 Renaissance Specific Plan, the required minimum parcel size within the Freeway Incubator  
20 (FI) zone is twenty-two thousand five hundred (22,500) square feet. The proposed parcels  
21 greatly exceed the required minimum size.

- 22 2. That the design and improvements of the proposed tentative parcel map are consistent  
23 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the  
24 Freeway Incubator (FI) zone of the Renaissance Specific Plan.

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

26 The Project will comply with all technical standards required by Subdivision Map Act, the  
27 General Plan of the City of Rialto, and the FI zone of the Renaissance Specific Plan. The  
28 proposed parcels exceed the minimum lot dimensions as required by the FI zone of the  
Renaissance Specific Plan.

3. That the site is physically suitable for the type of proposed development; and

*This finding is supported by the following facts:*



1 The Site is a relatively flat piece of land and development of the land should be easily  
2 accommodated. The Applicant will be required to submit a grading plan and  
3 geotechnical/soils report to the Public Works Department for review and approval prior to  
4 issuance of any building permits.

4. That the site is physically suitable for the proposed density of the development; and

*This finding is supported by the following facts:*

6 The Project will subdivide the Site into three (3) new parcels of land – Parcel 1 (1.66 net  
7 acres), Parcel 2 (2.37 net acres), and Parcel 3 (2.81 net acres) – to facilitate the construction  
8 of one (1) 26,432 square foot industrial warehouse building, one (1) 41,266 square foot  
9 industrial warehouse building, and one (1) 49,009 square foot industrial warehouse building.  
10 Per Footnote 6 of Table 3-5 (Development Standards – Business and Commercial Uses) of  
11 the Renaissance Specific Plan, the maximum allowable Floor Area Ratio (FAR) for parcels  
12 less than 5.0 acres within Planning Area 5 is 40.0 percent. The FAR proposed for each parcel  
13 is as follows:

- Parcel 1 – 36.6%
- Parcel 2 – 40.0%
- Parcel 3 – 40.0%

14 The proposed FAR for each parcel is within the allowable limit established by the Renaissance  
15 Specific Plan.

16 5. That the design of the land division is not likely to cause substantial environmental  
17 damage or substantially injure fish, wildlife, or their habitat; and

*This finding is supported by the following facts:*

19 The Site is completely undeveloped and covered by natural grasses and shrubs. The Initial  
20 Study (Environmental Assessment Review No. 2019-0067) and supporting technical  
21 studies prepared for the project identified that the Site did not have suitable habitat for any  
22 threatened or endangered species.

22 6. That the design of the land division is not likely to cause serious public health  
23 problems; and

*This finding is supported by the following facts:*

25 The Project is consistent with the General Plan and the Freeway Incubator (FI) zone within  
26 the Renaissance Specific Plan. Following Planning Commission consideration of the  
27 project, the Development Review Committee (DRC) will finalize all Precise Plan of Design  
28 development-related conditions, in accordance with Resolution No. 2507, to ensure that  
the design of the Project meets the City's Design Guidelines.



1 To the north of the project site, across Casmalia Street, is a 428,164 square foot industrial  
2 warehouse building occupied by Guitar Center and Kuehne+Nagel, and to the east, across  
3 Linden Avenue, is a 36,581 square foot industrial warehouse building nearing completion  
4 of construction. To the south is both a San Bernardino County Flood Control Channel and  
5 the SR-210 Freeway, and to the west is approximately 3.07 acres of vacant land. The  
6 proposed development pertaining to the land consolidation is consistent with the FI zoning  
7 designation. The project is not expected to negatively impact any uses with the successful  
8 implementation of mitigation measures. Measures, such as landscape buffering and the  
9 installation of solid screen walls, will be implemented as a part of the Project to prevent  
10 any negative impacts to the nearby land uses. Furthermore, construction impacts on the  
11 site will be limited through the strict enforcement of the allowable construction hours listed  
12 in Section 9.50.070 of the Rialto Municipal Code, as well as enforcement of regular  
13 watering of the site to limit airborne dust and other particulate matter. As a result, the  
14 Project is not likely to cause any public health problems.

- 15 7. That the design of the land division or proposed improvements will not conflict with  
16 easements, acquired by the public at large, for access through or use of, property  
17 within the proposed land division.

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

19 Prior to the completion of the Project, the Final Map, the required street dedication, and the  
20 required landscape easements will be recorded and approved by the Public Works  
21 Department. Additionally, all required site adjacent improvements will be reviewed and  
22 approved by the Public Works Department and will be constructed prior to the issuance of the  
23 Certificate of Occupancy.

24 SECTION 3. An Initial Study (Environmental Assessment Review No. 2019-0067) has been  
25 prepared for the Project in accordance with the California Environmental Quality Act (CEQA). Based  
26 on the findings and recommended mitigation with the Initial Study, staff determined that the project  
27 will not have an adverse impact on the environment, provided that mitigation measures are  
28 implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a  
copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City  
mailed the notice to all property owners within 300 feet of the project site for a public comment period  
held from February 26, 2020 to March 16, 2020. The Mitigated Negative Declaration was prepared  
in accordance with CEQA. The Planning Commission hereby adopts the Mitigated Negative  
Declaration and direct the Planning Division to file the necessary documentation with the Clerk of  
the Board of Supervisors for San Bernardino County.



1        SECTION 4. The Planning Commission hereby approves TPM No. 20152 to allow the  
2 subdivision of one (1) 6.84 net acre parcel of land (APN: 1133-271-01) located at the southwest corner  
3 of Casmalia Street and Linden Avenue within the Freeway Incubator (FI) zone of the Renaissance  
4 Specific Plan into three (3) new parcels of land – Parcel 1 (1.66 net acres), Parcel 2 (2.37 net acres),  
5 and Parcel 3 (2.81 net acres), in accordance with the plans and application on file with the Planning  
6 Division, subject to the following conditions:

- 7        1. TPM No. 20152 is approved allowing the subdivision of one (1) 6.84 net acre parcel of  
8 land (APN: 1133-271-01) located at the southwest corner of Casmalia Street and  
9 Linden Avenue within the Freeway Incubator (FI) zone of the Renaissance Specific  
10 Plan into three (3) new parcels of land – Parcel 1 (1.66 net acres), Parcel 2 (2.37 net  
11 acres), and Parcel 3 (2.81 net acres) – for the purpose of developing one (1) 26,432  
12 square foot industrial warehouse building, one (1) 41,266 square foot industrial  
13 warehouse building, and one (1) 49,009 square foot industrial warehouse building, as  
14 shown on the tentative parcel map submitted to the Planning Division on December 10,  
15 2019, and as approved by the Planning Commission. If the Conditions of Approval  
16 specified herein are not satisfied or otherwise completed within the required time, the  
17 Project shall be subject to revocation.
- 18        2. Prior to the issuance of building or grading permits for the proposed development, a  
19 Precise Plan of Design shall be approved by the City's Development Review Committee  
20 (DRC).
- 21        3. City inspectors shall have access to the Site to reasonably inspect the Site during normal  
22 working hours to assure compliance with these conditions and other codes.
- 23        4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,  
24 officers, or employees from any claims, damages, action, or proceeding against the City  
25 or its agents, officers, or employees to attack, set aside, void, or annul any approval of  
26 the City, its advisory agencies, appeal boards, or legislative body concerning TPM No.  
27 20152. The City will promptly notify the applicant of any such claim, action, or  
28 proceeding against the City and will cooperate fully in the defense.
5. 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.
6. The applicant shall complete and abide by all mitigation measures contained within the  
Mitigation Monitoring and Reporting Program associated with Environmental  
Assessment Review No. 2019-0067 prior to issuance of any Certificate of Occupancy.



- 1 7. The applicant shall secure the services of a tribal cultural monitor to be present during  
2 all ground disturbance activities associated with the construction of this project. The  
3 tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-  
4 Kizh Nation, and documentation of coordination between the applicant and the  
5 Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to  
6 the Planning Division prior to the issuance of a grading permit.
- 7 8. The applicant shall pay all applicable development impact fees in accordance with the  
8 current City of Rialto fee ordinance, including any Transportation and Traffic Fair  
9 Share Contribution fees, as applicable.
- 10 9. All conditions of approval for TPM No. 20152 shall be completed to the satisfaction of  
11 the City Engineer prior to the issuance of a Certificate of Occupancy.
- 12 10. The applicant shall apply for annexation of the underlying property into City of Rialto  
13 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of  
14 \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition  
15 of acceptance of any new median, parkway, and/or easement landscaping, or any new  
16 public street lighting improvements, to be maintained by the City of Rialto.
- 17 11. The applicant shall submit off-site landscaping and irrigation system improvement plans  
18 for review and approval at the time of first (1<sup>st</sup>) public improvement plan submittal to the  
19 Public Works Department. The parkway irrigation system shall be separately metered  
20 from the on-site private irrigation to be maintained for a period of one (1) year and  
21 annexed into a Special District. The off-site landscape and irrigation plans must show  
22 separate electrical and water meters to be annexed into the Landscape and Lighting  
23 Maintenance District No. 2 via a City Council Public Hearing. The landscape and  
24 irrigation plans shall be approved concurrently with the street improvement plans,  
25 including the median portion, prior to issuance of a building permit. The landscaping  
26 architect must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635  
27 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical  
28 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.
12. The applicant shall guarantee all new parkway landscaping irrigation for a period of one  
(1) year from the date of 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) 772-2635 to confirm a full twelve (12) months' time of non-  
interrupted ongoing maintenance.
13. 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.



14. All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. New meter pedestals shall be installed, and electrical service paid by the developer, until such time as the underlying property is annexed into LLMD 2.
15. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152.
16. The applicant shall submit street light improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152.
17. The applicant shall submit sewer improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152.
18. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152.
19. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for record purposes. The plans shall be approved by West Valley Water District, the water purveyor, prior to the approval of Parcel Map No. 20152.
20. The applicant shall submit a Precise Grading/Paving Plan prepared by a California registered civil engineer to the Public Works Engineering Division for review and approval. The Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No. 20152 and prior to the issuance of any building permit.
21. The applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Public Works Engineering Division with the first submittal of the Precise Grading Plan.
22. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation.
23. The public and street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be



1 determined in the course of the review and approval of street improvement plans required  
2 by these conditions.

- 3 24. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The  
4 final lift of asphalt concrete pavement shall be postponed until such time that on-site  
5 construction activities are complete. Unless the City Engineer provide prior authorization,  
6 paving of streets in one lift prior to completion of on-site construction is not allowed. If  
7 City Engineer authorized, completion of asphalt concrete paving for streets prior to  
8 completion of on-site construction activities, requires additional paving requirements  
9 prior to acceptance of the street improvements, including, but not limited to: removal and  
10 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.
- 11 25. The applicant shall repair all street cuts for utilities in accordance with City Standard SC-  
12 231 within 72 hours of completion of the utility work; and any interim trench repairs shall  
13 consist of compacted backfill to the bottom of the pavement structural section followed  
14 by placement of standard base course material in accordance with the Standard  
15 Specifications for Public Work Construction ("Greenbook"). The base course material  
16 shall be placed the full height of the structural section to be flush with the existing  
17 pavement surface and provide a smooth pavement surface until permanent cap paving  
18 occurs using an acceptable surface course material.
- 19 26. The applicant shall backfill and/or repair any and all utility trenches or other excavations  
20 within existing asphalt concrete pavement of off-site streets resulting from the proposed  
21 development, in accordance with City of Rialto Standard Drawings. The applicant shall  
22 be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete  
23 pavement of off-site streets including pavement repairs in addition to pavement repairs  
24 made by utility companies for utilities installed for the benefit of the proposed  
25 development (i.e. Fontana Water Company, Southern California Edison, Southern  
26 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,  
27 and other street cuts within existing asphalt concrete pavement of off-site streets resulting  
28 from the proposed development may require complete grinding and asphalt concrete  
overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement  
condition of the existing off-site streets shall be returned to a condition equal to or better  
than what existed prior to construction of the proposed development.
27. The applicant shall install underground all existing 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 the site, in accordance with Chapter 15.32 of the Rialto Municipal Code.  
Utility undergrounding shall extend to the nearest off-site power pole. Unless City  
Engineer approved, no new power poles shall be installed. A letter from the owners of  
the affected utilities shall be submitted to the City Engineer prior to approval of the Precise  
Grading/Paving Plan, informing the City that they have been notified of the City's utility  
undergrounding requirement and their intent to commence design of utility  
undergrounding plans. When available, the utility undergrounding plan shall be submitted



1 to the City Engineer identifying all above ground facilities in the area of the project to be  
2 undergrounded.

3 28. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic  
4 control devices, signing, striping, and street lights, associated with the proposed  
5 development prior to the issuance of a Certificate of Occupancy.

6 29. The applicant shall provide construction signage, lighting and barricading during all  
7 phases of construction as required by City Standards or as directed by the City Engineer.  
8 As a minimum, all construction signing, lighting and barricading shall be in accordance  
9 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform  
10 Traffic Control Devices, or subsequent editions in force at the time of construction.

11 30. Upon approval of any improvement plan by the City Engineer, the applicant shall provide  
12 the improvement plan to the City in digital format, consisting of a DWG (AutoCAD  
13 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)  
14 formats. Variation of the type and format of the digital data to be submitted to the City  
15 may be authorized, upon prior approval by the City Engineer.

16 31. The applicant shall construct and include in the project design any and all improvements  
17 recommended by the Transportation Commission on September 4, 2019.

18 32. The applicant shall construct 4-inch conduit within the parkway area along the entire  
19 project frontage of Casmalia Street and Linden Avenue for future use.

20 33. The applicant shall dedicate additional right-of-way along the entire frontage of Casmalia  
21 Street, as necessary, to provide the ultimate half-width of 50 feet, as required by the City  
22 Engineer.

23 34. The applicant shall dedicate additional right-of-way along the entire frontage of Linden  
24 Avenue, as necessary, to provide the ultimate half-width of 40 feet, as required by the City  
25 Engineer.

26 35. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project  
27 frontage of Casmalia Street in accordance with Figure 3-8 of the Renaissance Specific  
28 Plan, and as required by the City Engineer.

36. The applicant shall dedicate additional right-of-way as may be required to provide a  
property line corner cutback at the southwest corner of the intersection of Casmalia Street  
and Linden Avenue, in accordance with City Standard SC-235, as required by the City  
Engineer.

37. The applicant shall construct three (3) new commercial driveway approaches on Casmalia  
Street, in accordance with City of Rialto Standard Drawings, or as otherwise approved by  
the City Engineer. The driveway approach shall be constructed so the top of "X" is 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.

38. The applicant shall provide documentation of a recorded reciprocal access easement with the owner of the property adjacent to the west of the project site (APN: 1133-251-05), prior to the issuance of a grading permit. The easement shall grant the adjacent property owner access to the proposed shared driveway connected to Casmalia Street at the west end of the project site.
39. The applicant shall construct an 8-inch curb and gutter, located at 36 feet south of the centerline along the entire frontage of Casmalia Street in accordance with City of Rialto Standard Drawings, as required by the City Engineer.
40. The applicant shall construct an 8-inch curb and gutter, located at 39 feet west of centerline along the entire frontage of Linden Avenue in accordance with City of Rialto Standard Drawings, as required by the City Engineer.
41. The applicant shall construct a 6-foot-wide sidewalk located 8 feet behind the edge of the curb along the entire project frontage of Casmalia Street in accordance with City of Rialto Standard Drawings.
42. The applicant shall construct a 6-foot-wide sidewalk located adjacent to the curb along the entire frontage of Linden Avenue in accordance with City of Rialto Standard Drawings.
43. The applicant shall construct a curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of Casmalia Street and Linden Avenue, in accordance with the City of Rialto Standard Drawings.
44. The applicant shall construct a curb ramp meeting current California State Accessibility standards along both sides of each commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across each driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
45. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontages of Casmalia Street and Linden Avenue, as determined necessary by the City Engineer. New marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings.
46. The applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or



1 equal, along the entire frontages of Casmalia Street and Linden Avenue in accordance  
2 with City of Rialto Standard Drawings, as determined to be necessary by the City  
3 Engineer. The pavement section shall be determined using a Traffic Index ("TI") of 6.  
4 The pavement section shall be designed by a California registered Geotechnical Engineer  
5 using "R" values from the project site and submitted to the City Engineer for approval.  
6 Pavement shall extend from clean sawcut edge of pavement at centerline of each street.

7 47. The development of the site is subject to the requirements of the National Pollution  
8 Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa  
9 Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to  
10 the NPDES Permit, the applicant shall ensure development of the site incorporates post-  
11 construction Best Management Practices ("BMPs") in accordance with the Model Water  
12 Quality Management Plan ("WQMP") approved for use for the Santa Ana River  
13 Watershed. The applicant is advised that applicable Site Design BMPs will be required to  
14 be incorporated into the final site design, pursuant to a site specific WQMP submitted to  
15 the City Engineer for review and approval.

16 48. The applicant shall connect the project to the City of Rialto sewer system and apply for a  
17 sewer connection account with Rialto Water Services.

18 49. The applicant shall provide certification from Rialto Water Services that demonstrates  
19 that all water and/or wastewater service accounts for the project are documented, prior to  
20 the issuance of a Certificate of Occupancy or final inspection approval from the Public  
21 Works Engineering Division.

22 50. The applicant shall submit a Water Quality Management Plan identifying site specific  
23 Best Management Practices ("BMPs") in accordance with the Model Water Quality  
24 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The  
25 site specific WQMP shall be submitted to the City Engineer for review and approval with  
26 the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the  
27 property owner(s) to appropriate operation and maintenance obligations of on-site BMPs  
28 constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement  
shall be approved prior to the issuance of any building permit and shall be recorded at the  
San Bernardino County Recorder's Office prior to the issuance of a Certificate of  
Occupancy.

51. A applicant shall prepare a Notice of Intent (NOI) to comply with the California General  
Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified  
September 2, 2009) is required via the California Regional Water Quality Control Board  
online SMARTS system. A copy of the executed letter issuing a Waste Discharge  
Identification (WDID) number shall be provided to the City Engineer prior to issuance of  
a grading or building permit. The applicant's contractor shall prepare and maintain a  
Storm Water Pollution Prevention Plan ("SWPPP") as required by the General  
Construction Permit. All appropriate measures to prevent erosion and water pollution  
during construction shall be implemented as required by the SWPPP.



- 1 52. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall  
2 demonstrate that all structural BMP's have been constructed and installed in conformance  
3 with approved plans and specifications, and as identified in the approved WQMP.
- 4 53. All stormwater runoff passing through the site shall be accepted and conveyed across the  
5 property in a manner acceptable to the City Engineer. For all stormwater runoff falling  
6 on the site, on-site retention or other facilities approved by the City Engineer shall be  
7 required to contain the increased stormwater runoff generated by the development of the  
8 property. Provide a hydrology study to determine the volume of increased stormwater  
9 runoff due to development of the site, and to determine required stormwater runoff  
10 mitigation measures for the proposed development. Final retention basin sizing and other  
11 stormwater runoff mitigation measures shall be determined upon review and approval of  
12 the hydrology study by the City Engineer and may require redesign or changes to site  
13 configuration or layout consistent with the findings of the final hydrology study. The  
14 volume of increased stormwater runoff to retain on-site shall be determined by comparing  
15 the existing "pre-developed" condition and proposed "developed" condition, using the  
16 100-year frequency storm.
- 17 54. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the  
18 adjacent public streets. Provisions for the interception of nuisance water from entering  
19 adjacent public streets from the project site shall be provided through the use of a minor  
20 storm drain system that collects and conveys nuisance water to landscape or parkway  
21 areas, and in only a stormwater runoff condition, pass runoff directly to the streets through  
22 parkway or under sidewalk drains. All on-site and off-site designs must comply with  
23 NPDES stormwater regulations.
- 24 55. Any utility trenches or other excavations within existing asphalt concrete pavement of off-  
25 site streets required by the proposed development shall be backfilled and repaired in  
26 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible  
27 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
28 off-site streets as required by and at the discretion of the City Engineer, including  
additional pavement repairs to pavement repairs made by utility companies for utilities  
installed for the benefit of the proposed development (i.e. 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 required by the proposed development may require complete  
grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of  
the City Engineer. The pavement condition of the existing off-site streets shall be returned  
to a condition equal to or better than existed prior to construction of the proposed  
development.
56. The original improvement plans prepared for the proposed development and approved by  
the City Engineer (if required) shall be documented with record drawing "as-built"  
information and returned to the Engineering Division prior to issuance of a final certificate  
of occupancy. Any modifications or changes to approved improvement plans shall be  
submitted to the City Engineer for approval prior to construction.



- 1 57. The applicant shall adhere to the City Council approved franchise agreements and disposal  
2 requirements during all construction activities, in accordance with Section 8.08 (Refuse  
3 Collection of the City of Rialto Municipal Code).
- 4 58. Prior to commencing with any grading, the applicant shall implement the required erosion  
5 and dust control measures shall be in place. In addition, the following shall be included if  
6 not already identified:
- 7 a. 6 foot high tan colored perimeter screened fencing
  - 8 b. Contractor information signage including contact information along the street  
9 frontage of Casmalia Street and Linden Avenue.
  - 10 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,  
11 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)  
12 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-  
13 CUT-SMOG/1-800-228-7664"
- 14 59. The applicant shall remove any graffiti within 24 hours, before, during, and post  
15 construction.
- 16 60. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic  
17 control devices, signing, striping, and street lights, associated with the proposed  
18 development shall be replaced as required by the City Engineer prior to issuance of a  
19 Certificate of Occupancy.
- 20 61. The applicant shall provide construction signage, lighting and barricading shall be  
21 provided during all phases of construction as required by City Standards or as directed by  
22 the City Engineer. As a minimum, all construction signing, lighting and barricading shall  
23 be in accordance with Part 6 "Temporary Traffic Control" of the 2012 California Manual  
24 on Uniform Traffic Control Devices, or subsequent editions in force at the time of  
25 construction.
- 26 62. The applicant is advised that domestic water service is provided by West Valley Water  
27 District. The developer shall be responsible for coordinating with West Valley Water  
28 District and complying with all requirements for establishing domestic water service to  
the property.
63. The applicant shall submit a final parcel map (Parcel Map No. 20152), prepared by a  
California registered Land Surveyor or qualified Civil Engineer, to the Public Works  
Engineering Division for review and approval. A Title Report prepared for subdivision  
guarantee for the subject property, the traverse closures for the existing parcel and all  
lots created therefrom, and copies of record documents shall be submitted with Parcel  
Map No. 20152 to the Public Works Engineering Division as part of the review of the  
Map. Parcel Map No. 20152 shall be approved by the City Council prior to issuance  
of any building permits.



1 64. In accordance with Government Code 66462, all required public improvements shall be  
2 completed prior to the approval of a final map (Parcel Map No. 20152). Alternatively,  
3 the applicant may enter into a Subdivision Improvement Agreement to secure the cost of  
4 all required public improvements at the time of requesting the City Engineer's approval  
5 of Parcel Map No. 20152. If a Subdivision Improvement Agreement is requested by the  
6 applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision  
7 Improvement Agreement. The applicant will be required to secure the Subdivision  
8 Improvement Agreement pursuant to Government Code 66499 in amounts determined by  
9 the City Engineer.

10 65. The applicant shall comply with all other applicable State and local ordinances.

11 66. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TPM No.  
12 20152 is granted for a period of twenty-four (24) months from the effective date of this  
13 resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an extension  
14 of time for TPM No. 20152 may be granted by the Planning Commission for a period  
15 or periods not to exceed a total of thirty-six (36) months. The period or periods of  
16 extension shall be in addition to the original twenty-four (24) months. An application  
17 shall be filed with the Planning Division for each extension together with the required  
18 fee prior to the expiration date of TPM No. 20152.

19 SECTION 6. The Chair of the Planning Commission shall sign the passage and adoption of  
20 this resolution and thereupon the same shall take effect and be in force.

21 PASSED, APPROVED AND ADOPTED this 24th day of June, 2020.

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JOHN PEUKERT, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
6 the foregoing Resolution No. **2020-24** was duly passed and adopted at a regular meeting of the  
7 Planning Commission of the City of Rialto held on the 9<sup>th</sup> day of September 2020.

8 Upon motion of Commissioner Jerry Gutierrez, second by Vice Chair Frank Gonzalez the  
9 foregoing Resolution No. **2020-24** was duly passed and adopted.  
10

11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this 9<sup>th</sup> day of September 2020.

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Adrianna Martinez, Administrative Assistant



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WHEREAS, on August 26, 2020, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2019-0057 and TPM No. 20152, took testimony, at which time it received input from staff, the city attorney, and the Applicant;

1 heard public testimony; discussed the proposed PPD No. 2019-0057 and TPM No. 20152; and  
2 continued the public hearing to September 9, 2020; and

3 WHEREAS, on September 9, 2020, the Planning Commission of the City of Rialto  
4 conducted a duly noticed public hearing, as required by law, on PPD No. 2019-0057 and TPM No.  
5 20152, took testimony, at which time it received input from staff, the city attorney, and the  
6 applicant; heard public testimony; discussed the proposed PPD No. 2019-0057 and TPM No.  
7 20152; and closed the public hearing; and

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

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

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

13 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
14 the public hearing conducted with regard to PPD No. 2019-0057, including written staff reports,  
15 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
16 Planning Commission hereby determines that PPD No. 2019-0057 satisfies the requirements of  
17 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made  
18 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

22 The Project, as conditioned herein, will comply with all City ordinances and regulations,  
23 including those within the Renaissance Specific Plan. The Site has a General Plan land use  
24 designation of Specific Plan with a Specific Plan Overlay and a zoning designation of  
25 Freeway Incubator (FI) within the Renaissance Specific Plan. Those designations allow  
26 for the development and operation of industrial warehouse designations, as proposed by  
27 the Project. Additionally, the Project meets all of the required development standards of  
28 the FI zone including, but not limited to, required building setbacks, parking, landscaping,  
building height, floor area ratio, etc.

2. The site is physically suitable for the proposed development, and the proposed  
development will be arranged, designed, constructed, and maintained so that it will



1 not be unreasonably detrimental or injurious to property, improvements, or the health,  
2 safety or general welfare of the general public in the vicinity, or otherwise be  
3 inharmonious with the city's general plan and its objectives, zoning ordinances or any  
4 applicable specific plan and its objectives; and

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

6 The Site is relatively flat, 6.84 net acres in size, bound by two (2) public streets (Casmalia  
7 Street to the north and Linden Avenue to the east), and zoned Freeway Incubator (FI) within  
8 the Renaissance Specific Plan. To the north of the project site, across Casmalia Street, is  
9 a 428,164 square foot industrial warehouse building occupied by Guitar Center and  
10 Kuehne+Nagel, and to the east, across Linden Avenue, is a 36,581 square foot industrial  
11 warehouse building nearing completion of construction. To the south is both a San  
12 Bernardino County Flood Control Channel and the SR-210 Freeway, and to the west is  
13 approximately 3.07 acres of vacant land. The zoning of the project site and the properties  
14 to the east and west is FI within the Renaissance Specific Plan and the zoning of the  
15 property to the north is Employment (EMP) within the Renaissance Specific Plan. The  
16 Project is consistent with the FI zone and the surrounding land uses. The nearest sensitive  
17 uses consist of a cluster of single-family residences located approximately 700 feet north  
18 of the Site, that are separated from the Site by an existing 428,164 square foot industrial  
19 warehouse development. The Project will not negatively impact any uses with the  
20 successful implementation of mitigations such as landscape buffering, the installation of  
21 solid screen walls, aesthetic building enhancements, and other traffic relates measures.

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

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

26 The Project's effects will be minimized through the implementation of the Conditions of  
27 Approval contained herein, such as extensive landscaping, concrete screen walls, decorative  
28 paving, and enhanced architectural features. To the north of the project site, across Casmalia  
Street, is a 428,164 square foot industrial warehouse building occupied by Guitar Center and  
Kuehne+Nagel, and to the east, across Linden Avenue, is a 36,581 square foot industrial  
warehouse building nearing completion of construction. To the south is both a San  
Bernardino County Flood Control Channel and the SR-210 Freeway, and to the west is  
approximately 3.07 acres of vacant land. The Project entails the development of one (1)  
26,432 square foot industrial warehouse building, one (1) 41,266 square foot industrial  
warehouse building, and one (1) 49,009 square foot industrial warehouse building with  
corresponding improvements. The project is consistent with the FI zone and the existing  
warehouse uses to the north and east of the Site. The nearest sensitive uses consist of a cluster  
of single-family residences located approximately 700 feet north of the Site. The development  
and operation of the proposed industrial warehouse buildings will not interfere with the  
residents to the north as the orientation of the buildings, the incorporation of screen walls  
adjacent to the truck courts, and the incorporation of perimeter landscaping will all serve as a



1 buffer to reduce impacts to a level of insignificance. Additionally, the residences to the north  
2 are approximately 700 feet away from the Site and are separated from the Site by an existing  
3 public street and an existing 428,164 square foot industrial warehouse building that further  
serve as buffers.

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

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

7 The Project is consistent with the underlying Freeway Incubator (FI) zone and is a logical  
8 addition to the existing industrial buildings to the north and east of the Site. The design of the  
9 Project will ensure a continuation of the public improvements and aesthetics present in the  
10 surrounding area. The City staff have reviewed the design of the Project to ensure compliance  
with all health, safety, and design requirements to ensure the Project will enhance the  
infrastructure and aesthetics of the local community.

11 SECTION 3. An Initial Study (Environmental Assessment Review No. 2019-0067) has been  
12 prepared for the Project in accordance with the California Environmental Quality Act (CEQA). Based  
13 on the findings and recommended mitigation with the Initial Study, staff determined that the project  
14 will not have an adverse impact on the environment, provided that mitigation measures are  
15 implemented, and a Mitigated Negative Declaration was prepared. The local newspaper published a  
16 copy of the Notice of Intent to adopt the Mitigated Negative Declaration for the project, and the City  
17 mailed the notice to all property owners within 300 feet of the project site for a public comment period  
18 held from February 26, 2020 to March 16, 2020. Comment letters were received from Lozeau Drury,  
19 LLP on behalf of Supporters Alliance for Environmental Responsibility ("Lozeau Drury") on March  
20 6, 2020, June 24, 2020, and June 26, 2020, which claim that the Initial Study/Mitigated Negative  
21 Declaration fails to establish an accurate baseline for sensitive biological resources, among other  
22 comments related to biological resources. The applicant's consultant, Lilburn Corporation, and the  
23 consultant's expert, Ms. Shay Lawrey of Jericho Systems, Inc. provided clarification to the comment  
24 letters received from Lozeau Drury by way of two (2) letters dated August 11, 2020. The two (2)  
25 letters dated August 11, 2020 confirm that the biological mitigation measures will mitigate the  
26 project's impact on biological resources, and the project's Mitigation Monitoring and Reporting  
27 Program meets the standards of feasible mitigation for this project. The Mitigated Negative  
28



1 Declaration was prepared in accordance with CEQA. The Planning Commission hereby adopts the  
2 Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation  
3 with the Clerk of the Board of Supervisors for San Bernardino County.

4 SECTION 4. PPD No. 2019-0057 is granted to CDRE Holdings 14, LLC in accordance with  
5 the plans and application on file with the Planning Division, subject to the following Conditions of  
6 Approval:

- 7 1. The applicant is granted PPD No. 2019-0057 allowing the development of one (1)  
8 26,432 square foot industrial warehouse building, one (1) 41,266 square foot industrial  
9 warehouse building, and one (1) 49,009 square foot industrial warehouse building with  
10 corresponding improvements in one (1) construction phase on 6.84 net acres of land  
11 (APN: 1133-271-01) located at the southwest corner of Casmalia Street and Linden  
12 Avenue within the Freeway Incubator (FI) zone of the Renaissance Specific Plan,  
13 subject to the Conditions of Approval contained herein.
- 14 2. The approval of PPD No. 2019-0057 is granted for a one (1) year period from the date  
15 of approval. Approval of PPD No. 2019-0057 will not become effective until the  
16 applicant has signed a Statement of Acceptance acknowledging awareness and  
17 acceptance of the required Conditions of Approval contained herein. Any request for  
18 an extension shall be reviewed by the Community Development Director and shall be  
19 based on the progress that has taken place toward the development of the project.
- 20 3. The development associated with PPD No. 2019-0057 shall conform to the site plan,  
21 floor plans, roof plans, exterior elevations, conceptual grading plan, and conceptual  
22 landscape plan received by the Planning Division on December 10, 2019, except as may  
23 be required to be modified based on the Conditions of Approval contained herein.
- 24 4. The development associated with PPD No. 2019-0057 shall comply with all Conditions  
25 of Approval contained within TPM No. 20152.
- 26 5. The development associated with PPD No. 2019-0057 shall comply with all applicable  
27 sections of the Renaissance Specific Plan, the Rialto Municipal Code, and all other  
28 applicable State and local laws and ordinances.
6. The applicant shall complete and abide by all pre-construction mitigation measures  
contained within the Mitigation Monitoring and Reporting Program associated with the  
Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0067)  
adopted for the Project, prior to the issuance of a grading permit.
7. The applicant shall complete and abide by all during-construction mitigation measures  
contained within the Mitigation Monitoring and Reporting Program associated with the



1 Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0067)  
2 adopted for the Project, prior to the issuance of a Certificate of Occupancy.

- 3 8. The property owner(s) and building tenants shall always abide by all operational  
4 mitigation measures contained within the Mitigation Monitoring and Reporting  
5 Program associated the Mitigated Negative Declaration (Environmental Assessment  
6 Review No. 2019-0067) adopted for the Project.
- 7 9. The tenants within the buildings shall always conduct operations consistent with the  
8 environmental analysis contained within the Mitigated Negative Declaration  
9 (Environmental Assessment Review No. 2019-0067) adopted for the Project, including  
10 the number of passenger vehicle and truck trips generated.
- 11 10. City inspectors shall have access to the site to reasonably inspect the site during  
12 normal working hours to assure compliance with these conditions and other codes.
- 13 11. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
14 and/or any of its officials, officers, employees, agents, departments, agencies, and  
15 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
16 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
17 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
18 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
19 and other such procedures), (collectively "Actions"), brought against the City, and/or  
20 any of its officials, officers, employees, agents, departments, agencies, and  
21 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
22 annul, the any action of, or any permit or approval issued by, the City and/or any of  
23 its officials, officers, employees, agents, departments, agencies, and instrumentalities  
24 thereof (including actions approved by the voters of the City), for or concerning the  
25 Project (collectively, the "Entitlements"), whether such Actions are brought under  
26 the California Environmental Quality Act, the Planning and Zoning Law, the  
27 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the  
28 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 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. 2019-0057.



12. 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.
13. The applicant shall secure the services of a tribal cultural monitor to be present during all ground disturbance activities associated with the construction of this project. The tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation, and documentation of coordination between the applicant and the Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning Division prior to the issuance of a grading permit.
14. The applicant shall provide documentation of a recorded reciprocal access easement with the owner of the property adjacent to the west of the project site (APN: 1133-251-05), prior to the issuance of a grading permit. The easement shall grant the adjacent property owner access to the proposed shared driveway connected to Casmalia Street at the west end of the project site.
15. The applicant shall install decorative pavement within each driveway connected to Casmalia Street. The decorative pavement shall extend across the entire width of each driveway and shall have a minimum depth of thirty (30) feet as measured from the property line along Casmalia Street. 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.
16. The applicant shall install a "Community Marker" sign at the northeast corner of the project site, near the intersection of Casmalia Street and Linden Avenue, in accordance with Figure 4-1 (Entries and Monuments) of the Renaissance Specific Plan. The "Community Marker" sign shall be setback five (5) feet behind the landscape easements along Casmalia Street and Linden Avenue. The exact location of the "Community Marker" sign shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. The applicant shall obtain a building permit from the Building Division for the "Community Marker" sign, and construction of the "Community Marker" sign shall pass final inspection prior to the issuance of a Certificate of Occupancy.
17. In order to provide enhanced building design in accordance with Section 4 (Design Guidelines) of the Renaissance Specific Plan, the applicant shall route all downspouts through the interior of each building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.
18. In order to provide enhanced building design in accordance with Section 4 (Design Guidelines) of the Renaissance Specific Plan, the applicant shall construct parapet



1 returns, at least three (3) feet in depth from the main wall plane, at all height variations  
2 on all four (4) sides of the building. The parapet returns shall be demonstrated on the  
3 roof plans within the formal building plan check submittal prior to the issuance of  
building permits.

- 4 19. In order to provide enhanced building design in accordance with Section 4 (Design  
5 Guidelines) of the Renaissance Specific Plan, the applicant revise the footprint of the  
6 southeast side of Building 3 to incorporate recessing of the façade areas to be painted  
7 "Pewter Cast" consistent with the rest of the building. The revised footprint shall be  
8 demonstrated on the plans within the formal building plan check submittal prior to the  
9 issuance of building permits.

- 10 20. In order to provide enhanced building design in accordance with Section 4 (Design  
11 Guidelines) of the Renaissance Specific Plan, the applicant shall provide only internal  
12 roof access for each building. The internal roof access shall be identified within the  
13 formal building plan check submittal prior to the issuance of building permits.

- 14 21. Any new walls, including any retaining walls, shall be comprised of decorative masonry  
15 block or decorative concrete. Decorative masonry block means tan-colored slumpstone  
16 block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured  
17 stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or  
18 trim lines. Pilasters shall be incorporated within all new walls visible from the public  
19 right-of-way. The pilasters shall be spaced a maximum of fifty (50) feet on-center and  
20 shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum  
21 of six (6) inches above and to the side of the wall. All decorative masonry walls and  
22 pilasters, including retaining walls, shall include a decorative masonry cap. All walls  
23 and pilasters shall be identified on the site plan and Precise Grading Plan, and an  
24 elevation detail for the walls shall be included in the formal building plan check  
25 submittal prior to the issuance of building permits.

- 26 22. All new fencing installed on site shall be comprised of tubular steel. Decorative  
27 masonry or decorative concrete pilasters, with a minimum dimension of sixteen (16)  
28 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 fifty (50) feet on-center and shall be placed at all corners and ends  
of the fencing. All decorative masonry pilasters shall include a decorative masonry cap.  
All fencing and pilasters shall be identified on the site plan, and an elevation detail for  
the fencing and pilasters shall be included in the formal building plan check submittal  
prior to the issuance of building permits.

- 23 23. The applicant shall construct three (3) ADA accessible trash enclosures on the project  
24 site. The trash enclosures shall provide room for one (1) commercial waste container  
25 and one (1) commercial recycling container. The exterior of each trash enclosure shall  
26 match the material and base color of the buildings. Additionally, each trash enclosure



1 shall contain solid steel doors and a flat solid cover. Corrugated metal and chain-link  
2 are not acceptable materials to use as a part of the trash enclosure. The location of each  
3 trash enclosure shall be identified on the site plan within the formal building plan check  
4 prior to the issuance of building permits. An elevation detail for the trash enclosures  
5 shall be provided within formal building plan check submittal prior to the issuance of  
6 building permits.

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24. All light standards installed on site, shall have a maximum height of twenty-five (25) 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.
  25. 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.
  26. All landscape species installed on site shall comply with the approved Plant Palette of the Renaissance Specific Plan, unless specified otherwise herein.
  27. The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
  28. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Casmalia Street. 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.
  29. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape easement along Casmalia Street. All trees within the landscape easement shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape easement shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the easement 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.



- 1 30. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public  
2 right-of-way parkway along Casmalia Street. All trees within the public right-of-way  
3 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.  
4 Thereafter, the trees within the public right-of-way parkway shall be permanently  
5 irrigated and maintained, as required by the Public Works Department. The street tree  
6 species along Casmalia Street shall be the Hymenosporum Flavum "Wedding Tree"  
7 and/or the Pistachia Chinensis "Chinese Pistache". The trees shall be identified on the  
8 formal Landscape Plan submittal prior to the issuance of building permits.
- 9 31. The applicant shall plant shrubs that surround all ground mounted equipment and utility  
10 boxes, including transformers, fire-department connections, backflow devices, etc. for  
11 the purpose of providing screening of said equipment and utility boxes. All equipment  
12 and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial  
13 planting, and the shrubs shall be spaced no more than three (3) feet on-center.  
14 Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated  
15 and maintained into a continuous box-shape with a height of no less than three and one-  
16 half (3.5) feet above the finished grade. The shrubs shall be identified on the formal  
17 Landscape Plan submittal prior to the issuance of a landscape permit.
- 18 32. The applicant shall plant a substantial amount of trees, shrubs, and groundcover  
19 throughout all land on-site and off-site (adjacent to the project site) that is not covered  
20 by structures, walkways, parking areas, and driveways. Trees shall be planted a  
21 minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted  
22 an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15)  
23 gallons in size upon initial planting, unless otherwise specified herein. At least fifty (50)  
24 percent of the trees shall consist of evergreen broadleaf trees, while the remaining  
25 percentage may consist of broadleaf deciduous trees and/or palm trees. All shrubs shall  
26 be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter  
27 areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch,  
28 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.
33. 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.
34. 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.
35. All non-glass doors shall be painted to match the color of the adjacent wall prior to the  
issuance of a Certificate of Occupancy.



36. All signage on the buildings shall comply with Section 5 (Signs) of the Renaissance Specific Plan.
37. The applicant shall pay all applicable development impact fees, in accordance with the current City of Rialto fee ordinance, and all Transportation and Traffic Fair Share Contribution fees, as recommended by the Transportation Commission on December 11, 2019, prior to issuance of a building permit.
38. The applicant shall comply with all conditions of approval for PPD No. 2019-0057 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
39. All improvements within the public right-of-way require a City of Rialto Encroachment Permit.
40. The applicant shall apply and complete the Special District Annexation for the public street lighting and the public landscape and irrigation, including applicable easement areas, parkway areas, and raised medians along the property frontage, as determined by the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
41. A City of Rialto Off-site Construction Permit is required for any improvements within the public right-of-way. In an effort 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/Encroachment Permit. Note, in an effort to simplify the permitting process, a single master Off-Site Construction Permit shall replace individual Encroachment Permits to be pulled by the applicant's contractor.
42. At the discretion of the City Engineer, the applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on the property. An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median, parkway, and/or easement landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto.
43. The applicant shall submit off-site landscaping and irrigation system improvement plans for review and approval at the time of first (1st) public improvement plan submittal to the Public Works Department. The parkway irrigation system shall be separately metered from the on-site private irrigation to be maintained for a period of one (1) year and annexed into a Special District. The off-site landscape and irrigation plans must show separate electrical and water meters to be annexed into the Landscape and Lighting Maintenance District No. 2 via a City Council Public Hearing, if required by the City Engineer. The landscape and irrigation plans shall be approved concurrently with the street improvement plans, including the median portion, prior to issuance of a building permit. The landscaping architect must contact the City of Rialto Landscape



Contract Specialist at (909) 772-2635 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter pedestals must not be designed to be installed at or near street intersections or within a raised median to avoid burdensome traffic control set-up during ongoing maintenance.

44. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway landscaping irrigation for a period of one (1) year from the date of the City Engineer 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) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.
45. 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.
46. All new streetlights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. New meter pedestals shall be installed, and electrical service paid by the developer, until such time as the underlying property is annexed into LLMD 2.
47. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152, and prior to the issuance of the precise grading permit.
48. The applicant shall submit streetlight improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152, and prior to the issuance of the precise grading permit.
49. The applicant shall submit sewer improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152, and prior to the issuance of the precise grading permit.
50. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 20152, and prior to the issuance of the precise grading permit.
51. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for record



1 purposes. The plans shall be approved by West Valley Water District, the water  
2 purveyor, prior to the approval of Parcel Map No. 20152.

3 52. The applicant shall submit a Precise Grading/Paving Plan prepared by a California  
4 registered civil engineer to the Public Works Engineering Division for review and  
5 approval. The Grading Plan shall be approved by the City Engineer prior to the approval  
6 of Parcel Map No. 20152 and prior to the issuance of any building permit.

7 53. The applicant shall submit a Geotechnical/Soils Report, prepared by a California  
8 registered Geotechnical Engineer, for and incorporated as an integral part of the grading  
9 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be  
10 submitted to the Public Works Engineering Division with the first submittal of the  
11 Precise Grading Plan.

12 54. The applicant shall provide pad elevation certification for all building pads, in  
13 conformance with the approved Precise Grading Plan, to the Engineering Division prior  
14 to construction of any building foundation.

15 55. The public street improvements outlined in these Conditions of Approval are intended  
16 to convey to the developer an accurate scope of required improvements, however, the  
17 City Engineer reserves the right to require reasonable additional improvements as may  
18 be determined in the course of the review and approval of street improvement plans  
19 required by these conditions.

20 56. The applicant shall construct asphalt concrete paving for streets in two separate lifts.  
21 The final lift of asphalt concrete pavement shall be postponed until such time that on-  
22 site construction activities are complete. Unless the City Engineer provide prior  
23 authorization, paving of streets in one lift prior to completion of on-site construction is  
24 not allowed. If City Engineer authorized, completion of asphalt concrete paving for  
25 streets prior to completion of on-site construction activities, requires additional paving  
26 requirements prior to acceptance of the street improvements, including, but not limited  
27 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry  
28 seal, or other repairs.

57. 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.

58. 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



1 be responsible for removing, grinding, paving and/or overlaying existing asphalt  
2 concrete pavement of off-site streets including pavement repairs in addition to pavement  
3 repairs made by utility companies for utilities installed for the benefit of the proposed  
4 development (i.e. Fontana Water Company, Southern California Edison, Southern  
5 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,  
6 and other street cuts within existing asphalt concrete pavement of off-site streets  
7 resulting from the proposed development may require complete grinding and asphalt  
8 concrete overlay of the affected off-site streets, at the discretion of the City Engineer.  
9 The pavement condition of the existing off-site streets shall be returned to a condition  
10 equal to or better than what existed prior to construction of the proposed development.

- 11
- 12 59. The applicant shall install underground all existing electrical distribution lines of sixteen  
13 thousand volts or less and overhead service drop conductors, and all telephone,  
14 television cable service, and similar service wires or lines, which are on-site, abutting,  
15 and/or transecting the site, in accordance with Chapter 15.32 of the Rialto Municipal  
16 Code, prior to the issuance of a Certificate of Occupancy. Utility undergrounding shall  
17 extend to the nearest off-site power pole. Unless City Engineer approved, no new power  
18 poles shall be installed. A letter from the owners of the affected utilities shall be  
19 submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan,  
20 informing the City that they have been notified of the City's utility undergrounding  
21 requirement and their intent to commence design of utility undergrounding plans. When  
22 available, the utility undergrounding plan shall be submitted to the City Engineer  
23 identifying all above ground facilities in the area of the project to be undergrounded.
- 24
- 25 60. The applicant shall replace all damaged, destroyed, or modified pavement legends,  
26 traffic control devices, signing, striping, and streetlights, associated with the proposed  
27 development shall be replaced as required by the City Engineer prior to issuance of a  
28 Certificate of Occupancy.
- 29
- 30 61. The applicant shall provide construction signage, lighting and barricading shall be  
31 provided during all phases of construction as required by City Standards or as directed  
32 by the City Engineer. As a minimum, all construction signing, lighting and barricading  
33 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California  
34 Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time  
35 of construction.
- 36
- 37 62. Upon approval of any improvement plan by the City Engineer, the applicant shall  
38 provide the improvement plan to the City in digital format, consisting of a DWG  
39 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF  
40 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be  
41 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 42
- 43 63. The applicant shall construct 4-inch conduit within the parkway area along the entire  
44 project frontages of Casmalia Street and Linden Avenue for future use.



64. The applicant shall dedicate additional right-of-way along the entire frontage of Casmalia Street, as necessary, to provide the ultimate half-width of 50 feet, as required by the City Engineer.
65. The applicant shall dedicate additional right-of-way along the entire frontage of Linden Avenue, as necessary, to provide the ultimate half-width of 40 feet, as required by the City Engineer.
66. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project frontage of Casmalia Street in accordance with Figure 3-8 of the Renaissance Specific Plan, and as required by the City Engineer.
67. The applicant shall dedicate additional right-of-way as may be required to provide a property line corner cutback at the southwest corner of the intersection of Casmalia Street and Linden Avenue, in accordance with City Standard SC-235, as required by the City Engineer.
68. The applicant shall construct three (3) new commercial driveway approaches on Casmalia Street, in accordance with City of Rialto Standard Drawings, or as otherwise approved by the City Engineer. The driveway approach shall be constructed so the top of "X" is 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.
69. The applicant shall construct an 8-inch curb and gutter, located at 36 feet south of the centerline along the entire frontage of Casmalia Street in accordance with City of Rialto Standard Drawings, as required by the City Engineer.
70. The applicant shall construct an 8-inch curb and gutter, located at 39 feet west of centerline along the entire frontage of Linden Avenue in accordance with City of Rialto Standard Drawings, as required by the City Engineer.
71. The applicant shall construct a 6-foot-wide sidewalk located 8 feet behind the edge of the curb along the entire project frontage of Casmalia Street in accordance with City of Rialto Standard Drawings.
72. The applicant shall construct a 6-foot-wide sidewalk located adjacent to the curb along the entire frontage of Linden Avenue in accordance with City of Rialto Standard Drawings.
73. The applicant shall construct a curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of Casmalia Street and Linden Avenue, in accordance with the City of Rialto Standard Drawings.



- 1 74. The applicant shall construct a curb ramp meeting current California State Accessibility  
2 standards along both sides of each commercial driveway approach. The developer shall  
3 ensure that an appropriate path of travel, meeting ADA guidelines, is provided across  
4 each driveway, and shall adjust the location of the access ramps, if necessary, to meet  
5 ADA guidelines, subject to the approval of the City Engineer. If necessary, additional  
6 pedestrian and sidewalk easements shall be provided on-site to construct a path of travel  
7 meeting ADA guidelines.
- 8 75. The applicant shall construct a new underground electrical system for public street  
9 lighting improvements along the project frontages of Casmalia Street and Linden  
10 Avenue, as determined necessary by the City Engineer. New marbelite street light poles  
11 with LED light fixtures shall be installed in accordance with City of Rialto Standard  
12 Drawings.
- 13 76. The applicant shall remove existing pavement and construct new pavement with a  
14 minimum pavement section of 4 inches asphalt concrete pavement over 6 inches  
15 crushed aggregate base with a minimum subgrade of 24 inches at 95% relative  
16 compaction, or equal, along the entire frontages of Casmalia Street and Linden Avenue  
17 in accordance with City of Rialto Standard Drawings, as determined to be necessary by  
18 the City Engineer. The pavement section shall be determined using a Traffic Index  
19 ("TI") of 6. The pavement section shall be designed by a California registered  
20 Geotechnical Engineer using "R" values from the project site and submitted to the City  
21 Engineer for approval. Pavement shall extend from clean sawcut edge of pavement at  
22 centerline of each street.
- 23 77. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt  
24 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
25 24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
26 proposed, the proposed pavement section shall be designed by a California registered  
27 Geotechnical Engineer using "R" values from the project site and submitted to the City  
28 Engineer for approval.
78. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,  
any and all street and/or trench cuts in newly paved streets will be subject to moratorium  
street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
79. The applicant shall submit a Water Quality Management Plan identifying site specific  
Best Management Practices ("BMPs") in accordance with the Model Water Quality  
Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.  
The site specific WQMP shall be submitted to the City Engineer for review and approval  
with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required,  
obligating the property owner(s) to appropriate operation and maintenance obligations  
of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and  
Maintenance Agreement shall be approved prior to issuance of a building permit, unless  
otherwise allowed by the City Engineer. The development of the Site is subject to the  
requirements of the National Pollution Discharge Elimination System (NPDES) Permit



1 for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board,  
2 Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall  
3 ensure development of the site incorporates post-construction Best Management  
4 Practices ("BMPs") in accordance with the Model Water Quality Management Plan  
5 ("WQMP") approved for use for the Santa Ana River Watershed. The Applicant is  
6 advised that applicable Site Design BMPs will be required to be incorporated into the  
7 final site design, pursuant to a site specific WQMP submitted to the City Engineer for  
8 review and approval.

9 80. The applicant shall connect the project to the City of Rialto sewer system and apply for  
10 a sewer connection account with Rialto Water Services.

11 81. The applicant is advised that domestic water service is provided by West Valley Water  
12 District. The developer shall be responsible for coordinating with West Valley Water  
13 District and complying with all requirements for establishing domestic water service to  
14 the property.

15 82. The applicant shall provide certifications from West Valley Water District and Rialto  
16 Water Services that demonstrates that all water and/or wastewater service accounts for  
17 the project are documented, prior to the issuance of a Certificate of Occupancy or final  
18 inspection approval from the Public Works Engineering Division.

19 83. All sewer mains constructed by the applicant, as necessary, are to become part of the  
20 public sewer system and shall be pressure tested and digitally video recorded by the  
21 City's wastewater system operator (Veolia) prior to acceptance of the sewer system for  
22 maintenance by the City. The developer shall be responsible for all costs associated with  
23 testing and inspection services. Any defects of the sewer main shall be removed,  
24 replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

25 84. The applicant shall prepare a Notice of Intent (NOI) to comply with the California  
26 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as  
27 modified September 2, 2009) is required via the California Regional Water Quality  
28 Control Board online SMARTS system. A copy of the executed letter issuing a Waste  
Discharge Identification (WDID) number shall be provided to the City Engineer prior  
to issuance of a grading or building permit. The applicant's contractor shall prepare and  
maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the  
General Construction Permit. All appropriate measures to prevent erosion and water  
pollution during construction shall be implemented as required by the SWPPP.

85. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall  
demonstrate that all structural BMP's have been constructed and installed in  
conformance with approved plans and specifications, and as identified in the approved  
WQMP.

86. All stormwater runoff passing through the site shall be accepted and conveyed across  
the property in a manner acceptable to the City Engineer. For all stormwater runoff



1 falling on the site, on-site retention or other facilities approved by the City Engineer  
2 shall be required to contain the increased stormwater runoff generated by the  
3 development of the property. Provide a hydrology study to determine the volume of  
4 increased stormwater runoff due to development of the site, and to determine required  
5 stormwater runoff mitigation measures for the proposed development. Final retention  
6 basin sizing and other stormwater runoff mitigation measures shall be determined upon  
7 review and approval of the hydrology study by the City Engineer and may require  
8 redesign or changes to site configuration or layout consistent with the findings of the  
9 final hydrology study. The volume of increased stormwater runoff to retain on-site shall  
10 be determined by comparing the existing "pre-developed" condition and proposed  
11 "developed" condition, using the 100-year frequency storm.

87. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to  
9 the adjacent public streets. Provisions for the interception of nuisance water from  
10 entering adjacent public streets from the project site shall be provided through the use  
11 of a minor storm drain system that collects and conveys nuisance water to landscape or  
12 parkway areas, and in only a stormwater runoff condition, pass runoff directly to the  
13 streets through parkway or under sidewalk drains. All on-site and off-site designs must  
14 comply with NPDES stormwater regulations.
88. Any utility trenches or other excavations within existing asphalt concrete pavement of  
15 off-site streets required by the proposed development shall be backfilled and repaired in  
16 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible  
17 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
18 off-site streets as required by and at the discretion of the City Engineer, including  
19 additional pavement repairs to pavement repairs made by utility companies for utilities  
20 installed for the benefit of the proposed development (i.e. Rialto Water Services,  
21 Southern California Edison, Southern California Gas Company, Spectrum, Verizon,  
22 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt  
23 concrete pavement of off-site streets required by the proposed development may require  
24 complete grinding and asphalt concrete overlay of the affected off-site streets, at the  
25 discretion of the City Engineer. The pavement condition of the existing off-site streets  
26 shall be returned to a condition equal to or better than existed prior to construction of  
27 the proposed development.
89. The original improvement plans prepared for the proposed development and approved  
28 by the City Engineer (if required) shall be documented with record drawing "as-built"  
information and returned to the Engineering Division prior to issuance of a final  
certificate of occupancy. Any modifications or changes to approved improvement plans  
shall be submitted to the City Engineer for approval prior to construction.
90. The applicant shall adhere to the City Council approved franchise agreements and  
disposal requirements during all construction activities, in accordance with Section 8.08  
(Refuse Collection of the City of Rialto Municipal Code).



- 1 91. Prior to commencing with any grading, the applicant shall implement the required  
2 erosion and dust control measures shall be in place. In addition, the following shall be  
3 included if not already identified:
- 4 a. 6 foot high tan colored perimeter screened fencing
  - 5 b. Contractor information signage including contact information along the street  
6 frontage of Casmalia Street and Linden Avenue.
  - 7 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,  
8 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)  
9 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-  
10 CUT-SMOG/1-800-228-7664"
- 11 92. The applicant shall remove any graffiti within 24 hours, before, during, and post  
12 construction.
- 13 93. The applicant shall install "No Stopping Any Time" R26A(S) (CA) signage along the  
14 entire project frontages of Casmalia Street and Linden Avenue, prior to the issuance of  
15 a Certificate of Occupancy.
- 16 94. The applicant shall install Class II thermoplastic Bicycle Facilities as referenced on the  
17 San Bernardino County Non-Motorized Transportation Plan – Revised June 2018,  
18 Figure 5.36, Sheet 5-150 along the entire project frontage of Casmalia Street.
- 19 95. The applicant shall submit full architectural and structural plans with all mechanical,  
20 electrical, and plumbing plans, structural calculations, truss calculations and layout,  
21 rough grading plans approved by Public Works Engineering, Water Quality  
22 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and  
23 Title 24 Energy Calculations to the Building Division for plan check and review, prior  
24 to the issuance of building permits.
- 25 96. The applicant shall design the structures in accordance with the 2019 California  
26 Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and  
27 the 2019 California Electrical Code, 2019 Residential Code and the 2019 California  
28 Green Buildings Standards adopted by the State of California.
97. The applicant shall design the structures to withstand ultimate wind speed of 130 miles  
per hour, exposure C and seismic zone D.
98. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to  
the Building Division for plan review concurrently with building plans and shall be  
approved prior to the issuance of a building permit.
99. The applicant shall obtain an Electrical Permit from the Building Division for any  
temporary electrical power required during construction. No temporary electrical power



1 will be granted to a project unless one of the following items is in place and approved  
2 by the Building Division: (A) Installation of a construction trailer, or, (B) Security  
3 fencing around the area where the electrical power will be located.

4 100. The applicant shall install any required temporary construction trailer on private  
5 property. No trailers are allowed to be located within the public right-of-way. The trailer  
6 shall be removed prior to the issuance of a Certificate of Occupancy.

7 101. The applicant shall design and construct accessible paths of travel from the building's  
8 accessible entrances to the public right-of-way, accessible parking, and the trash  
9 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,  
10 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,  
11 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)  
12 of travel shall be the most practical direct route between accessible building entrances,  
13 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the  
14 site, California Building Code, (CBC) Chapter 11, Sec. 11A and 11B.

15 102. Prior to issuance of a Building Permit all of the following must be in place on the Site:  
16 a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent  
17 street saying "If there is any dust or debris coming from this site please contact  
18 (superintendent number here) or the AQMD if the problem is not being resolved" or  
19 something similar to this.

20 103. The applicant shall provide temporary toilet facilities for the construction workers. The  
21 toilet facilities shall always be maintained in a sanitary condition. The construction  
22 toilet facilities of the non-sewer type shall conform to ANSI Z4.3.

23 104. The applicant shall underground all on site utilities to the new proposed structures, prior  
24 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained  
25 by the utility company or the City.

26 105. Prior to issuance of Building Permits, site grading final and pad certifications shall be  
27 submitted to the Building Division, which include elevation, orientation, and  
28 compaction. The certifications are required to be signed by the engineer of record.

106. 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.

107. 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.

108. 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.



- 1 109. The applicant shall ensure that a minimum of 65% of all construction and demo debris  
2 shall be recycled using an approved City of Rialto recycling facility during construction.  
3 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall  
4 be placed in the office of the construction site.
- 5 110. Prior to issuance of Building Permits, on site water service shall be installed and  
6 approved by the responsible agency. On site fire hydrants shall be approved by the Fire  
7 Department. No flammable materials will be allowed on the site until the fire hydrants  
8 are established and approved.
- 9 111. The applicant shall comply with all applicable requirements of the California Fire Code  
10 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 11 112. The applicant shall illuminate all walkways, passageways, and locations where  
12 pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of  
13 light during the hours of darkness. Lighting shall be designed/constructed in such a  
14 manner as to automatically turn on at dusk and turn off at dawn.
- 15 113. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas  
16 with a minimum of 1.5-foot candles (at surface level) of light during the hours of  
17 darkness. Lighting shall be designed/constructed in such a manner as to automatically  
18 turn on at dusk and turn off at dawn.
- 19 114. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas  
20 with a minimum of 2.0 foot-candles (at surface level) of light during the hours of  
21 darkness. Lighting shall be designed/constructed in such a manner as to automatically  
22 turn on at dusk and turn off at dawn.
- 23 115. The applicant shall design/construct all lighting fixtures and luminaries, including  
24 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction  
25 by hand.
- 26 116. The applicant shall provide an illuminated channel letter address prominently placed on  
27 each building to be visible to the front of the location and if applicable, visible from the  
28 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.
117. 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 FususONE web application.
118. The applicant shall install Knox boxes immediately adjacent to the main entrance of  
each building and at least one (1) rear entrance on each 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

1 building. The Knox boxes shall be equipped with the appropriate keys, for each required  
2 location, prior to the first day of business. The Knox-Box placement shall be shown on  
3 the formal building plan review submittal prior to the issuance of a building permit.

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

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

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

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

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

23 PASSED, APPROVED AND ADOPTED this 9th day of September, 2020.

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28  
  
JOHN PEUKERT, CHAIR  
CITY OF RIALTO PLANNING COMMISSION



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

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
6 the foregoing Resolution No. **2020-25** was duly passed and adopted at a regular meeting of the  
7 Planning Commission of the City of Rialto held on the 9<sup>th</sup> day of September 2020.

8 Upon motion of Commissioner Jerry Gutierrez, second by Vice Chair Frank Gonzalez the  
9 foregoing Resolution No. **2020-25** was duly passed and adopted.

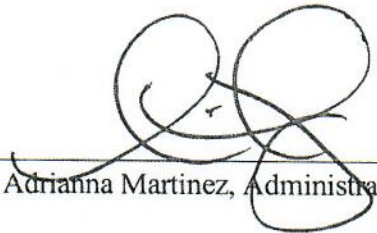
10  
11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this 9<sup>th</sup> day of September 2020.

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Adrianna Martinez, Administrative Assistant