

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2021-0055 ALLOWING THE REDEVELOPMENT OF AN EXISTING INDUSTRIAL SITE COMPRISED OF 5.02 GROSS ACRES (4.78 NET ACRES) OF LAND (APN: 0239-192-12) LOCATED AT THE NORTHWEST CORNER OF LOCUST AVENUE AND LOWELL STREET WITHIN THE GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN WITH A 100,880 SQUARE FOOT INDUSTRIAL COMMERCE BUILDING AND ASSOCIATED PAVING, LANDSCAPING, FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS.

WHEREAS, the applicant, Best California Gas, Ltd., proposes to redevelop an existing industrial site comprised of 5.02 gross acres (4.78 net acres) of land (APN: 0239-192-12) located at the northwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan ("Site") with a 100,880 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements ("Project"); and

WHEREAS, the Project will consist of 4,500 square feet of office space on the ground floor, 4,500 square feet of office space on the second floor, and 91,880 square feet of warehouse space, twelve (12) dock-high loading doors, which will be located on the north side of the building, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2021-0055 ("PPD No. 2021-0055"); and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2021-0040 ("CDP No. 2021-0040") to facilitate the development and operation of a 100,880 square foot industrial commerce building on the Site; and

WHEREAS, on September 14, 2022, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2021-0055 and CDP No.

2021-0040, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2021-0055 and CDP No. 2021-0040; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to PPD No. 2021-0055, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that PPD No. 2021-0055 satisfies the requirements of Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan of Design. The findings are as follows:

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

This finding is supported by the following facts:

The Site has a General Plan land use designation of Business Park with a Specific Plan Overlay and a zoning designation of Rialto Airport Specific Plan. Within the Rialto Airport Specific Plan the Site has a land use designation of General Manufacturing (I-GM). Those designations allow for the development and operation of industrial commerce buildings, as proposed by the Project. The Project, as conditioned herein, will comply with all City ordinances and regulations, including those required by the I-GM land use district of the Rialto Airport Specific Plan and the City's Design Guidelines. Additionally, the Project meets all the required development standards of the I-GM land use district of the Rialto Airport Specific Plan and Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal Code 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 not be unreasonably detrimental or injurious to property, improvements, or the health, safety or general welfare of the general public in the vicinity, or otherwise be inharmonious with the city's general plan and its objectives, zoning ordinances or any applicable specific plan and its objectives; and

1
2 *This finding is supported by the following facts:*

3 The Site is 5.02 gross acres (4.78 net acres) in size, bound by two (2) public streets (Locust
4 Avenue to the east and Lowell Street to the south), and is within the General Manufacturing
5 (I-GM) land use district of the Rialto Airport Specific Plan. To the north of the project site
6 is an approximately 75,000 square foot industrial commerce building occupied by B & B
7 Plastics, and to the east, across Locust Avenue, is an approximately 29,000 square foot
8 industrial commerce building and 8.95 acres of storage yard area occupied by Rig Runner
9 Trucking. To the south, across Lowell Street, is approximately 19.03 acres of vacant land,
10 and to the west are two (2) industrial commerce buildings totaling approximately 34,700
11 square feet in size and occupied by Pipeline Carriers and Thompson Pipe Group. The
Project is consistent with the I-GM land use district of the Rialto Airport Specific Plan and
the surrounding industrial land uses. The project is not expected to negatively impact any
surrounding uses with the successful implementation of measures such as landscape
buffering, the installation of solid screen walls, aesthetic building enhancements, and other
traffic related measures.

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

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

16 The Project's effects will be minimized through the implementation of the Conditions of
17 Approval contained herein, such as extensive landscaping, concrete screen walls, and
18 enhanced architectural features. To the north of the project site is an approximately 75,000
19 square foot industrial commerce building occupied by B & B Plastics, and to the east, across
20 Locust Avenue, is an approximately 29,000 square foot industrial commerce building and
21 8.95 acres of storage yard area occupied by Rig Runner Trucking. To the south, across Lowell
22 Street, is approximately 19.03 acres of vacant land, and to the west are two (2) industrial
23 commerce buildings totaling approximately 34,700 square feet in size and occupied by
Pipeline Carriers and Thompson Pipe Group. The Project is consistent with the I-GM land
use district of the Rialto Airport Specific Plan and the surrounding industrial land uses. The
project is not expected to negatively impact any surrounding uses with the successful
implementation of measures such as landscape buffering, the installation of solid screen walls,
aesthetic building enhancements, and other traffic related measures.

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

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

27 The Project is consistent with the General Manufacturing (I-GM) land use designation of the
28 Rialto Airport Specific Plan and is a logical addition to the existing industrial developments
surrounding the Site. The design of the Project will ensure a continuation of the public

1 improvements and aesthetics present in the surrounding area. The City staff have reviewed
2 the design of the Project to ensure compliance with all health, safety, and design requirements
3 to ensure the Project will enhance the infrastructure and aesthetics of the local community.

4 SECTION 3. An Addendum to the Environmental Impact Report for the Rialto Airport
5 Specific Plan (Environmental Assessment Review No. 2021-0051) has been prepared for the Project
6 in accordance with the California Environmental Quality Act (CEQA), and it has been determined
7 that the proposed Project will not result in any new significant impacts that were not analyzed in the
8 Environmental Impact Report for the Rialto Airport Specific Plan (“EIR RASP”), nor would the
9 proposed Project cause a substantial increase in the severity of any previously identified
10 environmental impacts. The potential impacts associated with the proposed Project would either be
11 the same or less than those described in the EIR RASP. In addition, there are no substantial changes
12 to the circumstances under which the proposed Project would be undertaken that would result in new
13 or more severe environmental impacts than previously addressed in the EIR RASP, nor has any new
14 information regarding the potential for new or more severe significant environmental impacts been
15 identified. The Planning Commission hereby adopts the Addendum to the Environmental Impact
16 Report for the Rialto Airport Specific Plan (Environmental Assessment Review No. 2021-0051) for
17 the Project.

18 SECTION 4. PPD No. 2021-0055 is granted Best California Gas, Ltd., in accordance with
19 the plans and application on file with the Planning Division, subject to the following Conditions of
20 Approval:
21

- 22 1. The applicant is granted PPD No. 2021-0055 allowing the development of a 100,880
23 square foot industrial commerce building and associated paving, landscaping, fencing,
24 lighting, and drainage improvements on 5.02 gross acres (4.78 net acres) of land (APN:
25 0239-192-12) located at the northwest corner of the Locust Avenue and Lowell Street
within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific
Plan, subject to the Conditions of Approval contained herein.
- 26 2. The approval of PPD No. 2021-0055 is granted for a one (1) year period from the date
27 of approval. Approval of PPD No. 2021-0055 will not become effective until the
28 applicant has signed a Statement of Acceptance acknowledging awareness and
acceptance of the required Conditions of Approval contained herein. Any request for

an extension shall be reviewed by the Community Development Director and shall be based on the progress that has taken place toward the development of the project.

3. The development associated with PPD No. 2021-0055 shall conform to the site plan, floor plan, exterior elevations, conceptual grading and drainage plan, and preliminary landscape plan attached hereto as Exhibit A, except as may be required to be modified based on the Conditions of Approval contained herein.
4. The development associated with PPD No. 2021-0055 shall comply with all Conditions of Approval contained within CDP No. 2021-0040.
5. The development associated with PPD No. 2021-0055 shall comply with all applicable sections of the Rialto Airport Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.
6. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this indemnity to the extent the Damages incurred by any of the City Parties in such Action(s) are a result of the City Parties' fraud, intentional misconduct or gross negligence in connection with issuing the Entitlements. The applicant shall execute

an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of PPD No. 2021-0055.

8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
9. The applicant shall install decorative pavement within each driveway connected to Locust Avenue and Lowell Street. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth of fifteen (15) feet as measured from the property line along Locust Avenue and the interior edge of the proposed public utility easement along Lowell 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.
10. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage downspouts through the interior of the building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.
11. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns, at least three (3) feet in depth from the most inward wall plane, at all height variations on all four (4) sides of the building. The parapet returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits.
12. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof access only for the building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.
13. Any new walls, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls visible from the public right-of-way. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of six (6) inches above and to the side of the wall. All decorative masonry walls and

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

- 4 14. Any new fencing installed on site shall be comprised of tubular steel. All fencing shall
5 be identified on the site plan, and an elevation detail for the fencing shall be included in
6 the formal building plan check submittal prior to the issuance of building permits.

- 7 15. All light standards installed on site, shall have a maximum height of twenty-five (25)
8 feet, as measured from the finished surface, including the base. Lighting shall be
9 shielded and/or directed toward the site so as not to produce direct glare or "stray light"
10 onto adjacent properties. All light standards shall be identified on the site plan and a
11 note indicating the height restriction shall be included within the formal building plan
12 check submittal prior to the issuance of building permits.

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

- 17 17. The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot
18 trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter,
19 the parking lot trees shall be permanently irrigated and maintained. All parking lot tree
20 species shall consist of evergreen broadleaf trees. The trees shall be identified on the
21 formal Landscape Plan submittal prior to the issuance of a landscape permit.

- 22 18. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site
23 landscape setbacks along Locust Avenue and Lowell Street. All trees within the
24 landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial
25 planting. Thereafter, the trees within the landscape setback shall be permanently
26 irrigated and maintained by the property owner. At least fifty (50) percent of the trees
27 within the setback shall consist of evergreen broadleaf trees, while the remaining
28 percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall
be identified on the formal Landscape Plan submittal prior to the issuance of a landscape
permit.

19. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
right-of-way parkway along Locust Avenue. All trees within the public right-of-way
parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.
Thereafter, the trees within the public right-of-way parking shall be permanently
irrigated and maintained, as required by the Public Works Department. The street tree
species along Locust Avenue shall be the Robinia Idahoensis "Idaho Locust" and/or the
Robinia Idahoensis "Idaho Locust". The street trees shall be identified on the formal
Landscape Plan submittal prior to the issuance of a landscape permit.

- 1 20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public
2 right-of-way parkway along Lowell 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 parking shall be permanently
5 irrigated and maintained, as required by the Public Works Department. The street tree
6 species along Lowell Street shall be the *Pistachia Chinensis* "Chinese Pistache" and/or
7 the *Geijera Parviflora* "Australian Willow". The street trees shall be identified on the
8 formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 9 21. 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 22. The applicant shall plant trees, shrubs, and groundcover throughout all land on-site and
19 off-site (adjacent to the project site) that is not covered by structures, walkways, parking
20 areas, and driveways, as approved by the Planning Division. 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, or as approved by the Planning Division.
23 All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless
24 otherwise specified herein. At least fifty (50) percent of the trees shall consist of
25 evergreen broadleaf trees, while the remaining percentage may consist of broadleaf
26 deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in
27 size, unless otherwise specified herein. All planter areas shall receive a minimum two
28 (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial
planting. Pea gravel and decomposed granite are not acceptable materials to use within
planter areas. All planter areas on-site shall be permanently irrigated and maintained.
The planting and irrigation shall be identified on the formal Landscape Plan submittal
prior to the issuance of a landscape permit.
23. All planting and irrigation shall be installed on-site in accordance with the approved
landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
installation of the planting and irrigation shall be certified in writing by the landscape
architect responsible for preparing the landscape plans prior to the issuance of a
Certificate of Occupancy.
24. 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.
25. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
issuance of a Certificate of Occupancy.

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- 2 26. The applicant shall comply with all conditions of approval for PPD No. 2021-0055 to
- 3 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 4 27. The applicant shall pay all applicable development impact fees in accordance with the
- 5 current City of Rialto fee ordinance, prior to the issuance of any building permit related
- 6 to the Project.
- 7 28. The applicant shall apply and complete the Special District Annexation for the public
- 8 street lighting and the public landscape and irrigation, including applicable easement
- 9 areas, parkway areas, and raised medians along the property frontage, as determined by
- 10 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
- 11 29. A City of Rialto Off-site Construction Permit is required for any improvements within
- 12 the public right-of-way. In an effort to expedite and facilitate improvements in the public
- 13 right-of-way, the applicant is responsible for submitting a multi-phase master plan
- 14 traffic control plan which includes all phases of construction in the public right-of-way
- 15 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site
- 16 Construction Permit/Encroachment Permit. Note, in an effort to simplify the permitting
- 17 process, a single master Off-Site Construction Permit shall replace individual
- 18 Encroachment Permits to be pulled by the applicant's contractor.
- 19 30. The applicant shall apply for annexation of the underlying property into City of Rialto
- 20 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee
- 21 of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a
- 22 condition of acceptance of any new median, landscape easement, and/or parkway
- 23 landscaping in the public right-of-way, or any new public street lighting improvements
- 24 conditioned on the project and to be maintained by the City of Rialto post construction.
- 25 The developer must apply and complete the LLMD2 annexation process prior to
- 26 issuance of a Certificate of Occupancy. As an alternative to the City maintaining
- 27 parkway landscaping adjacent to the commercial property via the City's Landscape and
- 28 Lighting Maintenance District No. 2 ("LLMD 2"), the developer may enter into an
- agreement with the City to assume responsibility for maintenance of all public parkway
- landscaping. The agreement will stipulate that the property's annexation into LLMD 2
- will occur, but with assessments deferred and set to \$0 during such time as the public
- parkway landscaping is adequately maintained to the City's satisfaction. The
- developer's failure to adequately maintain all public parkway landscaping will require
- the City to assume such responsibility, and to commence levying of assessments against
- the property via LLMD 2 to recover the City's costs.
31. 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. 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) 820-2602 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.

32. 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) 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.
33. 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.
34. All new streetlights shall be installed on an independently metered, City-owned underground electrical system. Using power from an existing LLMD 2 pedestal is encouraged over installing a new pedestal. The developer shall be responsible for applying with Southern California Edison (SCE) for all appropriate service points and electrical meters early in the design process to avoid delays in other key milestones. New meter pedestals shall be installed, and electrical service paid by the developer. The City shall not pay the charges for electrical service until the landscape and irrigation is accepted after the one-year maintenance period and the underlying property is annexed into LLMD 2.
35. If and where deficiencies in the existing system occur, the applicant shall construct a new underground electrical system for public street lighting improvements along the project frontages of Locust Avenue and Lowell Street, as determined necessary by the City Engineer. New marbelite streetlight poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings, as determined necessary by the City Engineer.
36. The applicant is responsible for requesting any addresses needed for any building(s), electrical pedestal(s), and/or irrigation meter pedestal(s). The main building address shall be included on Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.

- 1 37. The applicant shall submit street improvement plans by a registered California civil
2 engineer to the Public Works Engineering Division for review. The plans shall be
3 approved by the City Engineer prior to the issuance of building permits.
- 4 38. The applicant shall submit streetlight improvement plans by a registered California civil
5 engineer to the Public Works Engineering Division for review. The plans shall be
6 approved by the City Engineer prior to the issuance of building permits.
- 7 39. The applicant shall submit sewer improvement plans for public sewer main(s) by a
8 registered California civil engineer to the Public Works Engineering Division for
9 review. The plans shall be approved by the City Engineer prior to the issuance of
10 building permits.
- 11 40. The applicant shall submit traffic striping and signage improvement plans prepared by
12 a registered California civil engineer or registered California traffic Engineer to the
13 Public Works Engineering Division for review. The plans shall be approved by the City
14 Engineer prior to the issuance of building permits.
- 15 41. The applicant shall submit copies of approved water improvement plans prepared by a
16 registered California civil engineer to the Public Works Engineering Division for record
17 purposes. The plans shall be approved by Rialto Water Services, the water purveyor,
18 prior to the issuance of building permits.
- 19 42. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
20 registered civil engineer to the Public Works Engineering Division for review and
21 approval. The Grading Plan shall be approved by the City Engineer prior to the issuance
22 of building permits.
- 23 43. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
24 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
25 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
26 submitted to the Public Works Engineering Division with the first submittal of the
27 Precise Grading Plan.
- 28 44. The applicant shall submit a wet-signed and stamped Earthwork Cut and Fill
Certification Letter prepared by a Civil Engineer registered in the State of California to
the Public Works Engineering Division for review.
45. The applicant shall provide pad elevation certification for all building pads, in
conformance with the approved Precise Grading Plan, to the Engineering Division prior
to construction of any building foundation.
46. The public 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 determined in the course of the review and approval of street improvement plans required by these conditions.

47. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete. Unless the City Engineer provide prior authorization, paving of streets in one lift prior to completion of on-site construction is not allowed. If City Engineer authorized, completion of asphalt concrete paving for streets prior to completion of on-site construction activities, requires additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.
48. 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.
49. 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. Contact the Engineering Division for a list of streets subject to the moratorium.
50. The applicant shall backfill and/or repair all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development, in accordance with City of Rialto Standard Drawings. The applicant shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.
51. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and new electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground prior to the issuance of a Certificate of Occupancy. The existing overhead utilities along the

1 east property line (adjacent to Locust Avenue) are subject to this requirement. Utility
2 undergrounding shall extend to the nearest off-site power pole; no new power poles shall
3 be installed unless otherwise approved by the City Engineer. A letter from the owners
4 of the affected utilities shall be submitted to the City Engineer prior to approval of the
5 Grading Plan, informing the City that they have been notified of the City's utility
6 undergrounding requirement and their intent to commence design of utility
undergrounding plans. When available, the utility undergrounding plan shall be
submitted to the City Engineer identifying all above ground facilities in the area of the
project to be undergrounded.

- 7 52. The applicant shall replace all damaged, destroyed, or modified pavement legends,
8 traffic control devices, signing, striping, and streetlights, associated with the proposed
9 development shall be replaced as required by the City Engineer prior to issuance of a
Certificate of Occupancy.
- 10 53. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or
11 curbs along the entire project frontage, in accordance with the General Plan and the City
12 of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of
a Certificate of Occupancy.
- 13 54. The applicant shall provide construction signage, lighting and barricading shall be
14 provided during all phases of construction as required by City Standards or as directed
15 by the City Engineer. As a minimum, all construction signing, lighting and barricading
16 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California
Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time
17 of construction.
- 18 55. Upon approval of any improvement plan by the City Engineer, the applicant shall
19 provide the improvement plan to the City in digital format, consisting of a DWG
20 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
(Adobe Acrobat) formats. Variation of the type and format of the digital data to be
submitted to the City may be authorized, upon prior approval by the City Engineer.
- 21 56. The applicant shall construct 4-inch conduit within the parkway area along the entire
22 project frontages of Locust Avenue and Lowell Street for future use, prior to the
issuance of a Certificate of Occupancy.
- 23 57. The applicant shall dedicate additional right-of-way along the entire frontage of Locust
24 Avenue, as necessary, to provide the ultimate half-width of 44 feet, as required by the
25 City Engineer.
- 26 58. The applicant shall dedicate additional right-of-way along the entire frontage of Lowell
27 Street, as necessary, to provide the ultimate half-width of 22.5 feet, as required by the
28 City Engineer.

- 1 59. The applicant shall dedicate a 10-foot-wide public utility easement along the entire
2 project frontage of Lowell Street, as required by the City Engineer.
- 3 60. The applicant shall dedicate additional right-of-way as may be required to provide a
4 property line corner cutback at the northwest corner of the intersection of Locust Avenue
5 and Lowell Street, in accordance with City Standard SC-235, as required by the City
6 Engineer.
- 7 61. The applicant shall construct an 8-inch curb and gutter along the entire frontage of
8 Locust Avenue 32 feet west of centerline in accordance with City of Rialto Standard
9 Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a
10 Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as
11 determined necessary by the City Engineer, the existing curb and gutter along the entire
12 frontage of Locust Avenue should the City Engineer determine them to be in the
13 ultimate location.
- 14 62. The applicant shall construct an 8-inch curb and gutter along the entire frontage of
15 Lowell Street 22 feet north of centerline in accordance with City of Rialto Standard
16 Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a
17 Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as
18 determined necessary by the City Engineer, the existing curb and gutter along the entire
19 frontage of Lowell Street should the City Engineer determine them to be in the ultimate
20 location.
- 21 63. The applicant shall construct one (1) new forty (40) foot wide commercial driveway
22 approach on the west end of the Lowell Street frontage, as shown on the plans attached
23 as Exhibit A, in accordance with City of Rialto Standard Drawings, or as otherwise
24 approved by the City Engineer. The driveway approach shall be constructed so the top
25 of "X" is at least 5 feet from the property line, or as otherwise approved by the City
26 Engineer. Nothing shall be constructed or planted in the corner cut-off area which does
27 exceed or will exceed 30 inches in height in order to maintain an appropriate corner
28 sight distance, as required by the City Engineer.
64. The applicant shall construct one (1) new thirty-two (32) foot wide commercial
driveway approach on the east end of the Lowell Street frontage, as shown on the plans
attached as Exhibit A, 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 at least 5 feet from the property line, or as otherwise approved by
the City Engineer. Nothing shall be constructed or planted in the corner cut-off area
which does exceed or will exceed 30 inches in height in order to maintain an appropriate
corner sight distance, as required by the City Engineer.
65. The applicant shall construct one (1) new fifty (50) foot wide commercial driveway
approach on the north end of the Locust Avenue frontage, as shown on the plans
attached as Exhibit A, 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 at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for the public sidewalk.

66. The applicant shall construct a curb ramp that meets current California State Accessibility standards at the northwest corner of the intersection of Locust Avenue and Lowell Street, in accordance with the City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.
67. The applicant shall construct curb ramps that meet current California State Accessibility standards at both the northeast and northwest corners of the intersections of Lowell Street and the proposed driveways connected to Lowell Street, in accordance with the City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveways, 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.
68. The applicant shall construct curb ramps that meet current California State Accessibility standards at both the northwest and southwest corners of the intersection of Locust Avenue and the proposed driveway connected to Locust Avenue, in accordance with the City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the 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.
69. The applicant shall construct a 5-foot-wide Americans with Disabilities Act (ADA) and California Building Code (CBC) compliant sidewalk adjacent to the curb along the entire project frontage of Locust Avenue, in accordance with City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as determined necessary by the City Engineer, the existing sidewalk along the entire frontage of Locust Avenue should the City Engineer determine it to be in the ultimate location and compliant with the ADA and CBC.
70. The applicant shall construct a 5-foot-wide Americans with Disabilities Act (ADA) compliant sidewalk adjacent to the curb along the entire project frontage of Lowell Street, in accordance with City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as determined necessary by the City Engineer, the existing sidewalk along the entire

frontage of Locust Avenue should the City Engineer determine it to be in the ultimate location and compliant with the ADA and CBC.

71. The applicant shall install “No Stopping Anytime” R26A(S)(CA) signage along the entire project frontages of Locust Avenue and Lowell Street, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.
72. The applicant shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.
73. The applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontages of Locust Avenue and Lowell Street in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (“TI”) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using “R” values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.
74. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using “R” values from the project site and submitted to the City Engineer for approval.
75. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
76. The applicant is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property.

- 1
- 2 77. The applicant shall install a new domestic water line lateral connection to the main water
- 3 line within Locust Avenue, pursuant to West Valley Water District requirements. A
- 4 water line plan shall be approved by West Valley Water District prior to the issuance of
- 5 building permits.
- 6
- 7 78. The applicant shall provide certification from Rialto Water Services that demonstrates
- 8 that all wastewater service accounts for the project are documented, prior to the issuance
- 9 of a Certificate of Occupancy or final inspection approval from the Public Works
- 10 Engineering Division.
- 11
- 12 79. Any sewer mains constructed by the applicant, as necessary, are to become part of the
- 13 public sewer system and shall be pressure tested and digitally video recorded by the
- 14 City's wastewater system operator (Veolia) prior to acceptance of the sewer system for
- 15 maintenance by the City. The developer shall be responsible for all costs associated with
- 16 testing and inspection services. Any defects of the sewer main shall be removed,
- 17 replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- 18
- 19 80. The applicant shall submit a Water Quality Management Plan identifying site specific
- 20 Best Management Practices ("BMPs") in accordance with the Model Water Quality
- 21 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.
- 22 The site specific WQMP shall be submitted to the City Engineer for review and approval
- 23 with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required,
- 24 obligating the property owner(s) to appropriate operation and maintenance obligations
- 25 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and
- 26 Maintenance Agreement shall be approved prior to issuance of a building permit, unless
- 27 otherwise allowed by the City Engineer. The development of the Site is subject to the
- 28 requirements of the National Pollution Discharge Elimination System (NPDES) Permit
- for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board,
- Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall
- ensure development of the site incorporates post-construction Best Management
- Practices ("BMPs") in accordance with the Model Water Quality Management Plan
- ("WQMP") approved for use for the Santa Ana River Watershed. The Applicant is
- advised that applicable Site Design BMPs will be required to be incorporated into the
- final site design, pursuant to a site specific WQMP submitted to the City Engineer for
- review and approval.
81. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
- General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
- modified September 2, 2009) is required via the California Regional Water Quality
- Control Board online SMARTS system. A copy of the executed letter issuing a Waste
- Discharge Identification (WDID) number shall be provided to the City Engineer prior
- to issuance of a grading or building permit. The applicant's contractor shall prepare and
- maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the
- General Construction Permit. All appropriate measures to prevent erosion and water
- pollution during construction shall be implemented as required by the SWPPP.

- 1
- 2 82. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall
- 3 demonstrate that all structural BMP's have been constructed and installed in
- 4 conformance with approved plans and specifications, and as identified in the approved
- 5 WQMP.
- 6
- 7 83. All stormwater runoff passing through the site shall be accepted and conveyed across
- 8 the property in a manner acceptable to the City Engineer. For all stormwater runoff
- 9 falling on the site, on-site retention or other facilities approved by the City Engineer
- 10 shall be required to contain the increased stormwater runoff generated by the
- 11 development of the property. Provide a hydrology study, prepared by a Civil Engineer,
- 12 to determine the volume of increased stormwater runoff due to development of the site,
- 13 and to determine required stormwater runoff mitigation measures for the proposed
- 14 development. Final retention basin sizing and other stormwater runoff mitigation
- 15 measures shall be determined upon review and approval of the hydrology study by the
- 16 City Engineer and may require redesign or changes to site configuration or layout
- 17 consistent with the findings of the final hydrology study. The volume of increased
- 18 stormwater runoff to retain on-site shall be determined by comparing the existing "pre-
- 19 developed" condition and proposed "developed" condition, using the 100-year
- 20 frequency storm. Infiltration of stormwater in the developed condition analysis shall be
- 21 considered negligible. All on-site and off-site designs must comply with Federal
- 22 (NPDES), State, Regional, and City stormwater regulations.
- 23
- 24 84. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to
- 25 the adjacent public streets. Provisions for the interception of nuisance water from
- 26 entering adjacent public streets from the project site shall be provided through the use
- 27 of a minor storm drain system that collects and conveys nuisance water to landscape or
- 28 parkway areas, and in only a stormwater runoff condition, pass runoff directly to the
- streets through parkway or under sidewalk drains. All on-site and off-site designs must
- comply with NPDES stormwater regulations.
85. 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.
86. 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).
87. Prior to commencing with any grading, the applicant shall implement the required
- erosion and dust control measures shall be in place. In addition, the following shall be
- included if not already identified:
- a. 6 foot high tan colored perimeter screened fencing

- 1
- 2 b. Contractor information signage including contact information along the street
- 3 frontages of Locust Avenue and Lowell Street.
- 4
- 5 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,
- 6 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
- 7 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
- 8 CUT-SMOG/1-800-228-7664"
- 9
- 10 88. The applicant shall remove any graffiti within 24 hours, before, during, and post
- 11 construction.
- 12
- 13 89. The applicant shall submit full architectural and structural plans with all mechanical,
- 14 electrical, and plumbing plans, structural calculations, truss calculations and layout,
- 15 rough grading plans approved by Public Works Engineering, Water Quality
- 16 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
- 17 Title 24 Energy Calculations to the Building Division for plan check and review, prior
- 18 to the issuance of building permits.
- 19
- 20 90. The applicant shall provide a Scope of Work on the title page of the architectural plan
- 21 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
- 22 perimeter walls, trash enclosure, etc.).
- 23
- 24 91. The applicant shall design the structures in accordance with the 2019 California
- 25 Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and
- 26 the 2019 California Electrical Code, 2019 Residential Code and the 2019 California
- 27 Green Buildings Standards adopted by the State of California.
- 28
92. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
- per hour, exposure C and seismic zone D.
93. The applicant shall obtain an Electrical Permit from the Building Division for any
- temporary electrical power required during construction. No temporary electrical power
- will be granted to a project unless one of the following items is in place and approved
- by the Building Division: (A) Installation of a construction trailer, or, (B) Security
- fencing around the area where the electrical power will be located.
94. The applicant shall install any required temporary construction trailer on private
- property. No trailers are allowed to be located within the public right-of-way. The trailer
- shall be removed prior to the issuance of a Certificate of Occupancy.
95. The applicant shall design and construct accessible paths of travel from the building's
- accessible entrances to the public right-of-way, accessible parking, and the trash
- enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
- walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
- signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)

of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.

96. Prior to issuance of a Building Permit all of the following must be in place on the Site: a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.
97. The applicant shall provide temporary toilet facilities for the construction workers. The toilet facilities shall always be maintained in a sanitary condition. The construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
98. The applicant shall underground all on site utilities to the new proposed structures, prior to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by the utility company or the City.
99. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division and Engineering Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
100. 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.
101. 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.
102. 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.
103. The applicant shall ensure that a minimum of 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility during construction. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site.
104. Prior to issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.
105. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.

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106. The applicant shall illuminate all walkways, passageways, and locations where pedestrians are likely to travel with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
 107. The applicant shall illuminate all alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
 108. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 foot-candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
 109. The applicant shall design/construct all lighting fixtures and luminaries, including supports, poles and brackets, in such a manner as to resist vandalism and/or destruction by hand.
 110. The applicant shall provide an illuminated channel letter address prominently placed on the building to be visible to the front of the location and if applicable, visible from the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway), prior to the issuance of a Certificate of Occupancy.
 111. At the discretion of the Rialto Police Department, the applicant shall install exterior security cameras at the location that cover the entire Site, prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via FusionONE web application.
 112. The applicant shall install Knox boxes immediately adjacent to the main entrance of the building and at least one (1) rear entrance on the building to facilitate the entry of safety personnel. The Knox boxes shall be installed in such a manner as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully recessed into the building. The Knox boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business. The Knox-Box placement shall be shown on the formal building plan review submittal prior to the issuance of a building permit.
 113. The applicant shall prominently display the address on the building rooftop to be visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast.

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

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

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

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

14 PASSED, APPROVED AND ADOPTED this 14th day of September, 2022.

15 _____
16 JERRY GUTIERREZ, CHAIR
17 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2022.

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this ____th day of ____, 2022.

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19 _____
20 KIMBERLY DAME, ADMINISTRATIVE ANALYST
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Exhibit "A"

Project Plans

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