

**RESOLUTION NO. 2021-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2019-0043 ALLOWING THE DEVELOPMENT OF A 54,484 SQUARE FOOT INDUSTRIAL STORAGE WAREHOUSE/DISTRIBUTION CENTER BUILDING WITH ASSOCIATED PAVING, LANDSCAPING, FENCING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON 4.87 GROSS ACRES (4.77 NET ACRES) OF LAND (APN: 0258-121-08) LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE APPROXIMATELY 300 FEET WEST OF RIVERSIDE AVENUE WITHIN THE HEAVY INDUSTRIAL (H-IND) ZONE OF THE AGUA MANSA SPECIFIC PLAN.

WHEREAS, the applicant, Madrona Real Estate, LLC, proposes to develop a 54,484 square foot industrial storage warehouse/distribution center building with associated paving, landscaping, fencing, lighting, and drainage improvements (“Project”) on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan (“Site”); and

WHEREAS, Pursuant to Section 18.65.010 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. 2019-0043 (“PPD No. 2019-0043”); and

WHEREAS, in conjunction with the Project, the applicant submitted Conditional Development Permit No. 2019-0020 (“CDP No. 2019-0020”) to facilitate the development and use of a 54,484 square foot industrial storage warehouse/distribution center building on the Site for the storage and distribution of fuel products and lubricants, and CDP No. 2019-0020 is necessary to facilitate the Project; and

WHEREAS, on April 14, 2021, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2019-0043 and CDP No. 2019-0020, took testimony, at which time it received input from staff, the city attorney, and the Applicant; heard public testimony; discussed the proposed PPD No. 2019-0043 and CDP No. 2019-0020; and continued the public hearing to the following meeting on April 28, 2021; and

1 WHEREAS, on April 28, 2021, the Planning Commission of the City of Rialto conducted  
2 a duly noticed public hearing, as required by law, on PPD No. 2019-0043 and CDP No. 2019-  
3 0020, took testimony, at which time it received input from staff, the city attorney, and the applicant;  
4 heard public testimony; discussed the proposed PPD No. 2019-0043 and CDP No. 2019-0020; and  
5 closed the public hearing; and

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

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

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

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
12 the public hearing conducted with regard to PPD No. 2019-0043, including written staff reports,  
13 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
14 Planning Commission hereby determines that PPD No. 2019-0043 satisfies the requirements of  
15 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made  
16 precedent to granting a Precise Plan of Design. The findings are as follows:

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

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

21 The Site has a General Plan land use designation of General Industrial with a Specific Plan  
22 Overlay, and a zoning designation of Heavy Industrial (H-IND) within the Agua Mansa  
23 Specific Plan. The Project, as conditioned herein, will comply with all City ordinances and  
24 regulations including those of the H-IND zone, the Agua Mansa Specific Plan, and the  
25 City's Design Guidelines. The H-IND zone allows for the development and use of  
26 industrial storage warehouse/distribution center buildings, as proposed by the Project.  
27 Additionally, the Project meets all the required development standards of the H-IND zone  
28 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

*This finding is supported by the following facts:*

The Site is relatively flat, rectangular-shaped, 4.87 gross acres (4.77 net acres) in size, and bound by one (1) public street. To the north of the project site, across Santa Ana Avenue, is a 525,110 square foot industrial warehouse building occupied by The Gilbert Company, and to the east is an existing non-conforming single-family residence on approximately 3.86 acres of land. To the south are several industrial developments with various light industrial uses, and to the west is a commercial bakery on approximately 3.89 acres of land and a truck storage yard on approximately 4.86 acres of land. The zoning of the project site and the zoning of all the surrounding properties is H-IND. The Project is consistent with the H-IND zone and the surrounding land uses. The nearby area is predominantly zoned for and developed with industrial uses except for one (1) non-conforming single-family residence to the east of the project site. The project is not expected to negatively impact any uses since measures, such as the installation of a solid screen wall and landscape buffering, will ensure that both noise and visual impacts remain at acceptable levels. The project will be a benefit to the community and an improvement to the surrounding area.

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

*This finding is supported by the following facts:*

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, such as extensive landscaping, concrete screen walls, decorative paving, and enhanced architectural features. To the north of the project site, across Santa Ana Avenue, is a 525,110 square foot industrial warehouse building occupied by The Gilbert Company, and to the east is an existing non-conforming single-family residence on approximately 3.86 acres of land. To the south are several industrial developments with various light industrial uses, and to the west is a commercial bakery on approximately 3.89 acres of land and a truck storage yard on approximately 4.86 acres of land. The zoning of the project site and the zoning of all the surrounding properties is H-IND. The Project is consistent with the H-IND zone and the surrounding land uses. The nearby area is predominantly zoned for and developed with industrial uses except for one (1) non-conforming single-family residence to the east of the project site. The project is not expected to negatively impact any uses since measures, such as the installation of a solid screen wall and landscape buffering, will ensure that both noise and visual impacts remain at acceptable levels.

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

*This finding is supported by the following facts:*

1 The Project is consistent with the H-IND zone and is a logical addition to the existing  
2 industrial buildings immediately to the north of the Site and throughout most of the Agua  
3 Mansa Specific Plan area. The design of the Project will ensure a continuation of the public  
4 improvements and aesthetics present in the surrounding area. The City staff have reviewed  
5 the design of the Project to ensure compliance with all health, safety, and design requirements  
6 to ensure the Project will enhance the infrastructure and aesthetics of the local community.

7 SECTION 3. Based on the findings and recommended mitigation within the Initial Study,  
8 staff determined that the project will not have an adverse impact on the environment, provided that  
9 mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local  
10 newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for  
11 the project, and the City mailed the notice to all property owners within 300 feet of the project site for  
12 a public comment period held from March 1, 2021 to March 20, 2021. The Mitigated Negative  
13 Declaration was prepared in accordance with the California Environmental Quality Act (CEQA). The  
14 Planning Commission directs the Planning Division to file the necessary documentation with the  
15 Clerk of the Board of Supervisors for San Bernardino County.

16 SECTION 4. The Planning Commission hereby approves PPD No. 2019-0043, in  
17 conjunction with CDP No. 2019-0020, to allow the development of a 54,484 square foot industrial  
18 storage warehouse/distribution center building with associated paving, landscaping, fencing, lighting,  
19 and drainage improvements on 4.87 gross acres (4.77 net acres) of land located on the south side of  
20 Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-  
21 IND) zone of the Agua Mansa Specific Plan, in accordance with the plans and application on file with  
22 the Planning Division, subject to the following Conditions of Approval:

- 23
- 24 1. PPD No. 2020-0029 is approved allowing the development of a 54,484 square foot  
25 industrial storage warehouse/distribution center building with associated paving,  
26 landscaping, fencing, lighting, and drainage improvements on 4.87 gross acres (4.77 net  
27 acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue  
28 approximately 300 feet west of Riverside Avenue, subject to the Conditions of Approval  
contained herein.

2. The approval of PPD No. 2019-0043 is granted for a one (1) year period from the date of approval. Approval of PPD No. 2019-0043 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. 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. 2019-0043 shall conform to the site plan, floor plans, exterior elevations, conceptual grading plan, and overall 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. 2019-0043 shall comply with all Conditions of Approval contained within CDP No. 2019-0020.
5. The development associated with PPD No. 2019-0043 shall comply with all applicable sections of the Agua Mansa 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 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

1 indemnity to the extent the Damages incurred by any of the City Parties in such  
2 Action(s) are a result of the City Parties' fraud, intentional misconduct or gross  
3 negligence in connection with issuing the Entitlements. The applicant shall execute  
4 an agreement to indemnify, protect, defend, and hold the City harmless as stated  
5 herein within five (5) days of approval of PPD No. 2019-0043.

- 6 8. In accordance with the provisions of Government Code Section 66020(d)(1), the  
7 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
8 subject to protest by the applicant at the time of approval or conditional approval of  
9 the Project or within 90 days after the date of the imposition of the fees, dedications,  
10 reservations, or exactions imposed on the Project.
- 11 9. Approval of PPD No. 2019-0043 will not be valid until such time that the Planning  
12 Commission has approved CDP No. 2019-0020, which was prepared in conjunction  
13 with the Project.
- 14 10. The applicant shall complete and abide by all pre-construction mitigation measures  
15 contained within the Mitigation Monitoring and Reporting Program associated with  
16 Environmental Assessment Review No. 2019-0053, prior to the issuance of a grading  
17 permit.
- 18 11. The applicant shall complete and abide by all during-construction mitigation measures  
19 contained within the Mitigation Monitoring and Reporting Program associated with  
20 Environmental Assessment Review No. 2019-0053, prior to the conducting of a final  
21 inspection by the Building Division.
- 22 12. The operator(s) and/or tenant(s) on the Site and within the building shall always conduct  
23 operations consistent with the environmental analysis contained within Environmental  
24 Assessment Review No. 2019-0053.
- 25 13. The operator(s) and/or tenant(s) on the Site and within the building shall always abide  
26 by all operational mitigation measures contained within the Mitigation Monitoring and  
27 Reporting Program associated with Environmental Assessment Review No. 2019-0053.
- 28 14. 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.
15. The applicant shall submit an annual trip generation assessment by May 1 for a period  
of three years after project completion to the Community Development Director. The  
assessment shall provide a comparison between the projected average daily trip  
generation and peak hour generation in the approved Traffic Impact Analysis (TIA)  
dated December 2, 2020 and the actual average daily trip generation and peak hour

1 generation of the facility to verify the accuracy of the projected trips, identify any  
2 increase in trips beyond the projected trip generation (i.e., net increase), and identify the  
3 need for any additional fair share contributions associated with the net increase. The  
4 assessment shall be prepared by a licensed traffic engineer, include independent count  
data, document any net increase in trips, and calculate any necessary additional fair  
share contributions, if warranted.

- 5 16. The applicant shall install decorative pavement within each driveway connected to  
6 Santa Ana Avenue, in accordance with the overall landscape plan included within  
7 Exhibit A attached hereto. The location of the decorative pavement shall be identified  
8 on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the  
9 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 17. In order to provide enhanced building design in accordance with Chapter 18.61 (Design  
11 Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage  
12 downspouts through the interior of the building. The internal downspouts shall be  
13 identified within the formal building plan check submittal prior to the issuance of  
building permits.
- 14 18. In order to provide enhanced building design in accordance with Chapter 18.61 (Design  
15 Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns,  
16 at least three (3) feet in depth from the main wall plane, at all height variations on all  
17 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.
- 18 19. In order to provide enhanced building design in accordance with Chapter 18.61 (Design  
19 Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof  
20 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.
- 21 20. The applicant shall construct one (1) ADA accessible trash enclosure on the project site.  
22 The trash enclosure shall provide room for one (1) commercial waste container and one  
23 (1) commercial recycling container. The exterior of each trash enclosure shall match the  
24 material and base color of the building. Additionally, the trash enclosure shall contain  
25 solid steel doors and a flat solid cover. Corrugated metal and chain-link are not  
26 acceptable materials to use as a part of the trash enclosure. The location of the trash  
27 enclosure shall be identified on the site plan within the formal building plan check prior  
to the issuance of building permits. An elevation detail for the trash enclosure shall be  
provided within formal building plan check submittal prior to the issuance of building  
permits.
- 28 21. 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

1 shielded and/or directed toward the site so as not to produce direct glare or "stray light"  
2 onto adjacent properties. All light standards shall be identified on the site plan and a  
3 note indicating the height restriction shall be included within the formal building plan  
check submittal prior to the issuance of building permits.

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

7 23. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site  
8 landscape setback along Santa Ana Avenue. All trees within the landscape setback shall  
9 be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter,  
10 the trees within the landscape setback shall be permanently irrigated and maintained by  
11 the property owner. At least fifty (50) percent of the trees within the setback shall  
12 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.

13 24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public  
14 right-of-way parkway along Santa Ana Avenue. All trees within the public right-of-  
15 way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial  
16 planting. Thereafter, the trees within the public right-of-way parking shall be  
17 permanently irrigated and maintained, as required by the Public Works Department.  
The street tree species along Santa Ana Avenue shall be the *Pistachia Chinensis*  
"Chinese Pistache". The street trees shall be identified on the formal Landscape Plan  
submittal prior to the issuance of a landscape permit.

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

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



1 be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter  
2 areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch,  
3 and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not  
4 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.

- 5 27. All planting and irrigation shall be installed on-site in accordance with the approved  
6 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The  
7 installation of the planting and irrigation shall be certified in writing by the landscape  
8 architect responsible for preparing the landscape plans prior to the issuance of a  
Certificate of Occupancy.
- 9 28. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance  
10 of a Certificate of Occupancy, unless specified otherwise herein.
- 11 29. All non-glass doors shall be painted to match the color of the adjacent wall prior to the  
12 issuance of a Certificate of Occupancy.
- 13 30. All signage on the building shall comply with Chapter 18.102 (Regulation of Signs and  
14 Advertising Structures) of the Rialto Municipal Code.
- 15 31. The applicant shall comply with all conditions of approval for PPD No. 2019-0043 to  
16 the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 17 32. All improvements within the public right-of-way require a City of Rialto Encroachment  
18 Permit.
- 19 33. The applicant shall pay all applicable development impact fees in accordance with the  
20 current City of Rialto fee ordinance, including a "fair-share" contribution fee in the  
21 amount of \$699,181 for the future widening of Riverside Avenue south of the I-10  
22 Freeway to a six (6) lane roadway, as identified in the Traffic Impact Study prepared for  
23 the Project and as approved by the Transportation Commission on December 2, 2020,  
24 prior to the issuance of any building permit related to the Project.
- 25 34. The applicant shall apply and complete the Special District Annexation for the public  
26 street lighting and the public landscape and irrigation, including applicable easement  
27 areas, parkway areas, and raised medians along the property frontage, as determined by  
28 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
35. 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.

36. 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. All final approved plans and documents required for the annexation shall be submitted by the property owner prior to issuance of a building permit. The annexation process shall be completed prior to recordation of any applicable Final Tract/Parcel Maps. For developments with no Final Maps or if the Final Map does not create any new parcels, the annexation process shall be completed prior to issuance of any certificate of occupancy. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to submit all plans and documents required for Special District annexation as early-on in the in the plan review and permitting process to avoid any delays with issuance of permit(s) and certificate(s) of occupancy or approval of final map(s).
37. The applicant shall submit off-site landscaping and irrigation system improvement plans for review and approval at the time of first (1<sup>st</sup>) 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, 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.
38. 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.
39. 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.

40. All new streetlights shall be installed on an independently metered, City-owned underground electrical system. The developer shall provide documentary proof of application with Southern California Edison ("SCE") for all appropriate service points and electrical meters prior to the issuance of a Certificate of Occupancy. 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.
41. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontage of Santa Ana Avenue, 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.
42. The applicant is responsible for requesting from the Public Works Department any addresses needed for any building(s) and/or any electrical single/dual 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.
43. 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 issuance of building permits.
44. 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 issuance of building permits.
45. 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 issuance of building permits.
46. 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 issuance of building permits.
47. 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 issuance of building permits.
48. 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 the issuance of building permits.

- 1 49. The applicant shall submit a Geotechnical/Soils Report, prepared by a California  
2 registered Geotechnical Engineer, for and incorporated as an integral part of the grading  
3 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be  
4 submitted to the Public Works Engineering Division with the first submittal of the  
5 Precise Grading Plan.
- 6 50. The applicant shall submit a wet-signed and stamped Earthwork Cut and Fill  
7 Certification Letter prepared by a Civil Engineer registered in the State of California to  
8 the Public Works Engineering Division for review.
- 9 51. The applicant shall provide pad elevation certification for all building pads, in  
10 conformance with the approved Precise Grading Plan, to the Engineering Division prior  
11 to construction of any building foundation.
- 12 52. The public street improvements outlined in these Conditions of Approval are intended  
13 to convey to the developer an accurate scope of required improvements, however, the  
14 City Engineer reserves the right to require reasonable additional improvements as may  
15 be determined in the course of the review and approval of street improvement plans  
16 required by these conditions.
- 17 53. All new street improvements in the public right-of-way shall comply with City Council  
18 approved Safe Routes to School (SRTS) improvements.
- 19 54. The applicant shall construct asphalt concrete paving for streets in two separate lifts.  
20 The final lift of asphalt concrete pavement shall be postponed until such time that on-  
21 site construction activities are complete. Unless the City Engineer provide prior  
22 authorization, paving of streets in one lift prior to completion of on-site construction is  
23 not allowed. If City Engineer authorized, completion of asphalt concrete paving for  
24 streets prior to completion of on-site construction activities, requires additional paving  
25 requirements prior to acceptance of the street improvements, including, but not limited  
26 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry  
27 seal, or other repairs.
- 28 55. 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.
56. 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.

- 1 57. The applicant shall backfill and/or repair any and all utility trenches or other excavations  
2 within existing asphalt concrete pavement of off-site streets resulting from the proposed  
3 development, in accordance with City of Rialto Standard Drawings. The applicant shall  
4 be responsible for removing, grinding, paving and/or overlaying existing asphalt  
5 concrete pavement of off-site streets including pavement repairs in addition to pavement  
6 repairs made by utility companies for utilities installed for the benefit of the proposed  
7 development (i.e. West Valley Water District, Southern California Edison, Southern  
8 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,  
9 and other street cuts within existing asphalt concrete pavement of off-site streets  
10 resulting from the proposed Project may require complete grinding and asphalt concrete  
11 overlay of the affected off-site streets, at the discretion of the City Engineer. The  
12 pavement condition of the existing off-site streets shall be returned to a condition equal  
13 to or better than what existed prior to construction of the proposed Project.
- 14 58. The applicant shall install underground all existing electrical distribution lines of sixteen  
15 thousand volts or less and overhead service drop conductors, and all telephone,  
16 television cable service, and similar service wires or lines, which are on-site, abutting,  
17 and/or transecting the site, in accordance with Chapter 15.32 of the Rialto Municipal  
18 Code. Utility undergrounding shall extend to the nearest off-site power pole. Unless  
19 City Engineer approved, no new power poles shall be installed. A letter from the owners  
20 of the affected utilities shall be submitted to the City Engineer prior to approval of the  
21 Precise Grading/Paving Plan, informing the City that they have been notified of the  
22 City's utility undergrounding requirement and their intent to commence design of utility  
23 undergrounding plans. When available, the utility undergrounding plan shall be  
24 submitted to the City Engineer identifying all above ground facilities in the area of the  
25 project to be undergrounded.
- 26 59. The applicant shall replace all damaged, destroyed, or modified pavement legends,  
27 traffic control devices, signing, striping, and streetlights, associated with the proposed  
28 Project shall be replaced as required by the City Engineer prior to issuance of a  
Certificate of Occupancy.
60. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or  
curbs along the entire project frontage, in accordance with the General Plan and the City  
of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of  
a Certificate of Occupancy.
61. The applicant shall provide construction signage, lighting and barricading shall be  
provided during all phases of construction as required by City Standards or as directed  
by the City Engineer. As a minimum, all construction signing, lighting and barricading  
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  
of construction.
62. Upon approval of any improvement plan by the City Engineer, the applicant shall  
provide the improvement plan to the City in digital format, consisting of a DWG

(AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

63. The applicant shall construct 4-inch conduit within the parkway area along the entire project frontage of Santa Ana Avenue for future use.
64. The applicant shall dedicate additional right-of-way along the entire frontage of Santa Ana Avenue, as necessary, to provide the ultimate half-width of 44 feet, as required by the City Engineer.
65. The applicant shall construct two (2) new thirty (30) foot wide commercial driveway approaches connected to Santa Ana Avenue, in accordance with City of Rialto Standard Drawings, 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.
66. The applicant shall construct a curb ramp meeting current California State Accessibility standards at both the southeast and southwest corners of the intersection of Santa Ana Avenue and both new commercial driveways, in accordance with the City of Rialto Standard Drawings. 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.
67. The applicant shall construct a 5-foot-wide sidewalk located 7 feet behind the edge of curb along the entire project frontage of Santa Ana Avenue, in accordance with City of Rialto Standard Drawings.
68. At the discretion of the City Engineer, 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 equal, along the entire frontage of Santa Ana Avenue in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 6. 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. Pavement shall extend from clean sawcut edge of pavement at centerline of each street.
69. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontage of Santa Ana Avenue, as required by the City Engineer.
70. The minimum pavement section for all on-site pavements shall be two (2) 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.

71. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
72. Domestic water service to the underlying property is provided by West Valley Water District. The applicant shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property. The design must include fire hydrants along Santa Ana Avenue.
73. The applicant shall install a new domestic water line lateral connection to the main water line within Santa Ana Avenue, pursuant to the West Valley Water District requirements. A water line plan shall be approved by Rialto Water Services prior to the issuance of building permits.
74. The applicant shall provide certification from Rialto Water Services and West Valley Water District that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Public Works Engineering Division.
75. 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 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.
76. 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

1 Discharge Identification (WDID) number shall be provided to the City Engineer prior  
2 to issuance of a grading or building permit. The applicant's contractor shall prepare and  
3 maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the  
4 General Construction Permit. All appropriate measures to prevent erosion and water  
pollution during construction shall be implemented as required by the SWPPP.

- 5 77. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall  
6 demonstrate that all structural BMP's have been constructed and installed in  
7 conformance with approved plans and specifications, and as identified in the approved  
WQMP.
- 8 78. All stormwater runoff passing through the site shall be accepted and conveyed across  
9 the property in a manner acceptable to the City Engineer. For all stormwater runoff  
10 falling on the site, on-site retention or other facilities approved by the City Engineer  
11 shall be required to contain the increased stormwater runoff generated by the  
12 development of the property. Provide a hydrology study, prepared by a Civil Engineer,  
13 to determine the volume of increased stormwater runoff due to development of the site,  
14 and to determine required stormwater runoff mitigation measures for the proposed  
15 development. Final retention basin sizing and other stormwater runoff mitigation  
16 measures shall be determined upon review and approval of the hydrology study by the  
City Engineer and may require redesign or changes to site configuration or layout  
consistent with the findings of the final hydrology study. The volume of increased  
stormwater runoff to retain on-site shall be determined by comparing the existing "pre-  
developed" condition and proposed "developed" condition, using the 100-year  
frequency storm. All on-site and off-site designs must comply with Federal (NPDES),  
State, Regional, and City stormwater regulations.
- 17 79. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to  
18 the adjacent public streets. Provisions for the interception of nuisance water from  
19 entering adjacent public streets from the project site shall be provided through the use  
20 of a minor storm drain system that collects and conveys nuisance water to landscape or  
21 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.
- 22 80. The original improvement plans prepared for the proposed development and approved  
23 by the City Engineer (if required) shall be documented with record drawing "as-built"  
24 information and returned to the Engineering Division prior to issuance of a final  
25 certificate of occupancy. Any modifications or changes to approved improvement plans  
shall be submitted to the City Engineer for approval prior to construction.
- 26 81. The applicant shall adhere to the City Council approved franchise agreements and  
27 disposal requirements during all construction activities, in accordance with Section 8.08  
28 (Refuse Collection of the City of Rialto Municipal Code).



- 1 82. 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 Santa Ana 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 83. The applicant shall remove any graffiti within 24 hours, before, during, and post  
12 construction.
- 13 84. 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 85. The applicant shall provide a Scope of Work on the title page of the architectural plan  
20 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,  
21 perimeter walls, trash enclosure, etc.).
- 22 86. The applicant shall design the structures in accordance with the 2019 California  
23 Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and  
24 the 2019 California Electrical Code, 2019 Residential Code and the 2019 California  
25 Green Buildings Standards adopted by the State of California.
- 26 87. The applicant shall design the structures to withstand ultimate wind speed of 130 miles  
27 per hour, exposure C and seismic zone D.
- 28 88. 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.
89. 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.

- 1 90. The applicant shall install temporary construction fencing and screening around the  
2 perimeter of the project site. The fencing and screening shall be maintained at all times  
3 during construction to protect pedestrians.
- 4 91. 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  
6 trailer shall be removed prior to the issuance of a Certificate of Occupancy.
- 7 92. 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 93. 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, temporary construction fencing, and signage on  
17 each adjacent street saying "If there is any dust or debris coming from this site please  
18 contact (superintendent number here) or the AQMD if the problem is not being  
19 resolved" or something similar to this.
- 20 94. 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 ZA.3.
- 23 95. 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 96. 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.
97. The applicant shall provide proof of payment to the Colton Joint Unified School District  
for all required school fees, prior to the issuance of a building permit.
98. 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.
99. 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.

- 1 100. 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  
be placed in the office of the construction site.
- 4 101. Prior to issuance of Building Permits, on site water service shall be installed and  
5 approved by the responsible agency. On site fire hydrants shall be approved by the Fire  
6 Department. No flammable materials will be allowed on the site until the fire hydrants  
are established and approved.
- 7 102. The applicant shall comply with all applicable requirements of the California Fire Code  
8 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 9 103. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
10 walkways, passageways, and locations where pedestrians are likely to travel with a  
11 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  
12 dusk and turn off at dawn.
- 13 104. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
14 alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles  
15 (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.
- 16 105. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
17 loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 foot-  
18 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  
19 at dawn.
- 20 106. The applicant shall design/construct all lighting fixtures and luminaries, including  
21 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction  
by hand.
- 22 107. The applicant shall provide an illuminated channel letter address prominently placed on  
23 the building to be visible to the front of the location, prior to the issuance of a Certificate  
24 of Occupancy.
- 25 108. At the discretion of the Rialto Police Department, the applicant shall install exterior  
26 security cameras at the location that cover the entire Site, prior to the issuance of a  
27 Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police  
Department via FusionONE web application.
- 28 109. The applicant shall install Knox boxes immediately adjacent to all vehicle gates as well  
as the main entrance of the building and at least one (1) rear entrance on the building to

1 facilitate the entry of safety personnel. The Knox boxes shall be installed in such a  
2 manner as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully  
3 recessed into the building. The Knox boxes shall be equipped with the appropriate keys,  
4 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.

5 110. The applicant shall prominently display the address on the building rooftop to be visible  
6 to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric  
7 characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric  
8 characters. The alphanumeric characters shall be constructed in such a way that they are  
9 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.

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

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

16 113. Prior to issuance of a Certificate of Occupancy, the applicant shall pay a business license  
17 tax based on the Distribution Center tax rate.

18 SECTION 5. The Chairman of the Planning Commission shall sign the passage and  
19 adoption of this resolution and thereupon the same shall take effect and be in force.  
20

21 PASSED, APPROVED AND ADOPTED this 28th day of April, 2021.

22  
23  
24 \_\_\_\_\_  
FRANK GONZALEZ, CHAIR  
25 CITY OF RIALTO PLANNING COMMISSION  
26  
27  
28

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. \_\_\_\_ 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 \_\_\_\_, 2021.

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 \_\_\_\_, 2021.

16  
17  
18  
19 \_\_\_\_\_  
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT  
21  
22  
23  
24  
25  
26  
27  
28

Exhibit A

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28