

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2021-0001 ALLOWING THE DEVELOPMENT OF A 40,164 SQUARE FOOT TWO-STORY CLIMATE-CONTROLLED INDOOR SELF-STORAGE BUILDING WITH ASSOCIATED PAVING, LANDSCAPING, LIGHTING, AND DRAINAGE IMPROVEMENTS ON 0.76 GROSS ACRES OF LAND (APN: 0131-031-58) LOCATED ON THE EAST SIDE OF RIVERSIDE AVENUE APPROXIMATELY 725 FEET SOUTH OF RIALTO AVENUE WITHIN THE SUPPORT COMMERCIAL (S-C) ZONE OF THE CENTRAL AREA SPECIFIC PLAN.

WHEREAS, the applicant, SREF 2020, LLC, proposes to develop a 40,164 square foot two-story climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and drainage improvements (“Project”) on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area 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. 2021-0001 (“PPD No. 2021-0001”); and

WHEREAS, in conjunction with the Project, the applicant submitted Conditional Development Permit No. 2021-0001 (“CDP No. 2021-0001”) to facilitate the development and operation of a 40,164 square foot two-story climate-controlled indoor self-storage facility on the Site, and CDP No. 2021-0001 is necessary to facilitate the Project; and

WHEREAS, on June 30, 2021, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2021-0001 and CDP No. 2021-0001, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2021-0001 and CDP No. 2021-0001; 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:

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

3 SECTION 2. Based on substantial evidence presented to the Planning Commission during
4 the public hearing conducted with regard to PPD No. 2021-0001, including written staff reports,
5 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
6 Planning Commission hereby determines that PPD No. 2021-0001 satisfies the requirements of
7 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made
8 precedent to granting a Precise Plan of Design. The findings are as follows:

- 9
10 1. The proposed development is in compliance with all city ordinances and regulations,
11 unless in accordance with an approved variance; and

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

13 The Site has a General Plan land use designation of Downtown Mixed-Use and a zoning
14 designation of Support Commercial (S-C) within the Central Area Specific Plan. The
15 Project, as conditioned herein, will comply with all City ordinances and regulations
16 including those of the S-C zone, the Central Area Specific Plan, and the City's Design
17 Guidelines. The S-C zone conditionally allows for the development and operation of self-
storage facilities, as proposed by the Project. Additionally, the Project meets all the
required development standards of the S-C zone including, but not limited to, required
building setbacks, parking, landscaping, building height, floor area ratio, etc.

- 18 2. The site is physically suitable for the proposed development, and the proposed
19 development will be arranged, designed, constructed, and maintained so that it will
20 not be unreasonably detrimental or injurious to property, improvements, or the health,
21 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

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

23 The Site is relatively flat, square-shaped, 0.76 gross acres in size, and bound by one (1)
24 public street. To the north of the project site, across the BNSF/MetroLink railroad, is a
25 10,000 square foot commercial building occupied by J&J Auto Fabrics, and to the east is
26 an existing self-storage facility occupied by Extra Space Storage. To the south is the office
27 structure and auto-parking lot for the existing Extra Space Storage self-storage facility, and
28 to the west, across Riverside Avenue, is a commercial center consisting of three (3)
buildings totaling approximately 16,040 square feet in size. The Project will be operated
in conjunction with the existing self-storage facility to the east and south of the Site. The
zoning of the project site and the properties to the south and west is Support Commercial

(S-C) within the Central Area Specific Plan. The zoning designation of the property located to the north is Core Commercial (C-C) within the Central Area Specific Plan, and the zoning designation of the property to the east is Urban Services (U-S) within the Central Area Specific Plan. The proposed operation is consistent with the S-C zone and the surrounding land uses. The Site is surrounded by existing commercial developments, including an existing self-storage facility, which the Project will operate in conjunction with. The project is not expected to negatively impact any uses since measures, such as the building setbacks, landscape buffering, and indoor operations 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 and enhanced architectural features. To the north of the project site, across the BNSF/Metrolink railroad, is a 10,000 square foot commercial building occupied by J&J Auto Fabrics, and to the east is an existing self-storage facility occupied by Extra Space Storage. To the south is the office structure and auto-parking lot for the existing Extra Space Storage self-storage facility, and to the west, across Riverside Avenue, is a commercial center consisting of three (3) buildings totaling approximately 16,040 square feet in size. The Project will be operated in conjunction with the existing self-storage facility to the east and south of the Site. The zoning of the project site and the properties to the south and west is Support Commercial (S-C) within the Central Area Specific Plan. The zoning designation of the property located to the north is Core Commercial (C-C) within the Central Area Specific Plan, and the zoning designation of the property to the east is Urban Services (U-S) within the Central Area Specific Plan. The proposed operation is consistent with the S-C zone and the surrounding land uses. The Site is surrounded by existing commercial developments, including an existing self-storage facility, which the Project will operate in conjunction with. The project is not expected to negatively impact any uses since measures, such as the building setbacks, landscape buffering, and indoor operations 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:

The Project is consistent with the S-C zone and is a logical addition to the existing self-storage facility immediately to the east and south of the Site and the other commercial uses in the immediate area. The design of the Project will ensure a continuation of the public improvements and aesthetics present in the surrounding area. The City staff have reviewed

1 the design of the Project to ensure compliance with all health, safety, and design requirements
2 to ensure the Project will enhance the infrastructure and aesthetics of the local community.

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

7 SECTION 4. The Planning Commission hereby approves PPD No. 2021-0001, in
8 conjunction with CDP No. 2021-0001, to allow the development of a 40,164 square foot two-story
9 climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and
10 drainage improvements on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of
11 Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-
12 C) zone of the Central Area Specific Plan, in accordance with the plans and application on file with
13 the Planning Division, subject to the following Conditions of Approval:
14

- 15 1. PPD No. 2021-0001 is approved allowing the development of a 40,164 square foot two-
16 story climate-controlled indoor self-storage building with associated paving,
17 landscaping, lighting, and drainage improvements on 0.76 gross acres of land (APN:
18 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south
of Rialto Avenue, subject to the Conditions of Approval contained herein.
- 19 2. The approval of PPD No. 2021-0001 is granted for a one (1) year period from the date
20 of approval. Approval of PPD No. 2021-0001 will not become effective until the
21 applicant has signed a Statement of Acceptance acknowledging awareness and
22 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.
- 23 3. The development associated with PPD No. 2021-0001 shall conform to the site plan,
24 floor plans, exterior elevations, conceptual grading plan, and preliminary landscape plan
25 attached hereto as Exhibit A, except as may be required to be modified based on the
Conditions of Approval contained herein.
- 26 4. The development associated with PPD No. 2021-0001 shall comply with all Conditions
27 of Approval contained within CDP No. 2021-0001.
28

- 1 5. The development associated with PPD No. 2021-0001 shall comply with all applicable
2 sections of the Central Area Specific Plan, the Rialto Municipal Code, and all other
3 applicable State and local laws and ordinances.
- 4 6. City inspectors shall have access to the site to reasonably inspect the site during
5 normal working hours to assure compliance with these conditions and other codes.
- 6 7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
7 and/or any of its officials, officers, employees, agents, departments, agencies, and
8 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
9 demands, law suits, writs of mandamus, and other actions and proceedings (whether
10 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
11 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
12 and other such procedures), (collectively "Actions"), brought against the City, and/or
13 any of its officials, officers, employees, agents, departments, agencies, and
14 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
15 annul, the any action of, or any permit or approval issued by, the City and/or any of
16 its officials, officers, employees, agents, departments, agencies, and instrumentalities
17 thereof (including actions approved by the voters of the City), for or concerning the
18 Project (collectively, the "Entitlements"), whether such Actions are brought under
19 the California Environmental Quality Act, the Planning and Zoning Law, the
20 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
21 California Public Records Act, or any other state, federal, or local statute, law,
22 ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
23 condition to indemnify, protect, defend, and hold the City harmless shall include, but
24 not limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii)
25 cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in
26 connection with such proceeding whether incurred by applicant, Property owner, or
27 the City and/or other parties initiating or bringing such proceeding (collectively,
28 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. 2021-0001.
8. In accordance with the provisions of Government Code Section 66020(d)(1), the
 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
 subject to protest by the applicant at the time of approval or conditional approval of
 the Project or within 90 days after the date of the imposition of the fees, dedications,
 reservations, or exactions imposed on the Project.
9. Approval of PPD No. 2021-0001 will not be valid until such time that the Planning
 Commission has approved CDP No. 2021-0001, which was prepared in conjunction
 with the Project.

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 five (5) feet in depth from the main 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 light poles installed on site, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface, including the base. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. Any new light poles shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.
14. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.
15. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Riverside Avenue. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the setback shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
16. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Riverside 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 Riverside Avenue shall be the Pistachia Chinensis "Chinese Pistache" and/or Eucalyptus Ficifolia "Rosey Red Iron Bark". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

17. The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
18. The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land on-site and off-site (adjacent to the project site) that is not covered by structures, walkways, parking areas, and driveways. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. All shrubs shall be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
19. 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.
20. Any new tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy, unless specified otherwise herein.
21. All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.
22. All signage on the building shall comply with Chapter 18.102 (Regulation of Signs and Advertising Structures) of the Rialto Municipal Code.
23. The applicant shall comply with all conditions of approval for PPD No. 2021-0001 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
24. All improvements within the public right-of-way require a City of Rialto Encroachment Permit.

- 1
- 2 25. The applicant shall pay all applicable development impact fees in accordance with the
- 3 current City of Rialto fee ordinance, prior to the issuance of any building permit related
- 4 to the Project.
- 5
- 6 26. The applicant shall apply and complete the Special District Annexation for the public
- 7 street lighting and the public landscape and irrigation, including applicable easement
- 8 areas, parkway areas, and raised medians along the property frontage, as determined by
- 9 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
- 10
- 11 27. 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
- 20 28. At the discretion of the City Engineer, the applicant shall apply for annexation of the
- 21 underlying property into City of Rialto Landscape and Lighting Maintenance District
- 22 No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on
- 23 the property. An application fee of \$5,000 shall be paid at the time of application.
- 24 Annexation into LLMD 2 is a condition of acceptance of any new median, parkway,
- 25 and/or easement landscaping, or any new public street lighting improvements, to be
- 26 maintained by the City of Rialto. All final approved plans and documents required for
- 27 the annexation shall be submitted by the property owner prior to issuance of a building
- 28 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).
29. 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,
- 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

1 irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter
2 pedestals must not be designed to be installed at or near street intersections or within a
3 raised median to avoid burdensome traffic control set-up during ongoing maintenance.

- 4 30. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway
5 landscaping irrigation for a period of one (1) year from the date of the City Engineer
6 acceptance. Any landscaping that fails during the one-year landscape maintenance
7 period shall be replaced with similar plant material to the satisfaction of the City
8 Engineer, and shall be subject to a subsequent one year landscape maintenance period.
9 The applicant must contact the City of Rialto Landscape Contract Specialist at (909)
10 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing
11 maintenance.
- 12 31. The applicant shall install City Engineer approved deep root barriers, in accordance with
13 the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten
14 (10) feet of the public sidewalk and/or curb.
- 15 32. The applicant is responsible for requesting from the Public Works Department any
16 addresses needed for any building(s) and/or any electrical single/dual irrigation meter
17 pedestal(s). The main building address shall be included on Precise Grading Plans and
18 Building Plan set along with the PPD number. The electrical meter pedestal addresses
19 (single or dual) shall be included in the public improvement plans.
- 20 33. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
21 registered civil engineer to the Public Works Engineering Division for review and
22 approval. The Grading Plan shall be approved by the City Engineer prior to the issuance
23 of building permits.
- 24 34. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
25 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
26 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
27 submitted to the Public Works Engineering Division with the first submittal of the
28 Precise Grading Plan.
35. 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.
36. 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.
37. 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.

38. 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 Rialto Water Services, the water purveyor, prior to the issuance of building permits.
39. 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.
40. 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.
41. 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.
42. 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.
43. 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.
44. 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.
45. The applicant shall backfill and/or repair any and 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

1 concrete pavement of off-site streets including pavement repairs in addition to pavement
2 repairs made by utility companies for utilities installed for the benefit of the proposed
3 development (i.e. Rialto Water Services, Southern California Edison, Southern
4 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,
5 and other street cuts within existing asphalt concrete pavement of off-site streets
6 resulting from the proposed Project 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 Project.

- 7 46. The applicant shall replace all damaged, destroyed, or modified pavement legends,
8 traffic control devices, signing, striping, and streetlights, associated with the proposed
9 Project shall be replaced as required by the City Engineer prior to issuance of a
Certificate of Occupancy.
- 10 47. 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 48. 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
of construction.
- 17 49. Upon approval of any improvement plan by the City Engineer, the applicant shall
18 provide the improvement plan to the City in digital format, consisting of a DWG
19 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
20 (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 50. The applicant shall construct 4-inch conduit within the parkway area along the entire
22 project frontage of Riverside Avenue for future use.
- 23 51. The applicant shall dedicate additional right-of-way along the entire frontage of
24 Riverside Avenue, as necessary, to provide the ultimate half-width of 60 feet, as
required by the City Engineer.
- 25 52. The applicant shall construct a curb ramp meeting current California State Accessibility
26 standards at both the northeast and southeast corners of the intersection of Riverside
27 Avenue and the existing commercial driveway, in accordance with the City of Rialto
28 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.

53. 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 Riverside 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.
54. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontage of Riverside Avenue, as required by the City Engineer.
55. 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.
56. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
57. Domestic water service to the underlying property is provided by Rialto Water Services. The applicant shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property. The design must include fire hydrants along Riverside Avenue.
58. The applicant shall install a new domestic water line lateral connection to the main water line within Riverside Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to the issuance of building permits.
59. The applicant shall provide certification from Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Public Works Engineering Division.
60. 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.

61. 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.
62. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
63. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study, prepared by a Civil Engineer, to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to 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.

- 1 64. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to
2 the adjacent public streets. Provisions for the interception of nuisance water from
3 entering adjacent public streets from the project site shall be provided through the use
4 of a minor storm drain system that collects and conveys nuisance water to landscape or
5 parkway areas, and in only a stormwater runoff condition, pass runoff directly to the
6 streets through parkway or under sidewalk drains. All on-site and off-site designs must
7 comply with NPDES stormwater regulations.
- 8 65. The original improvement plans prepared for the proposed development and approved
9 by the City Engineer (if required) shall be documented with record drawing “as-built”
10 information and returned to the Engineering Division prior to issuance of a final
11 certificate of occupancy. Any modifications or changes to approved improvement plans
12 shall be submitted to the City Engineer for approval prior to construction.
- 13 66. The applicant shall adhere to the City Council approved franchise agreements and
14 disposal requirements during all construction activities, in accordance with Section 8.08
15 (Refuse Collection of the City of Rialto Municipal Code).
- 16 67. Prior to commencing with any grading, the applicant shall implement the required
17 erosion and dust control measures shall be in place. In addition, the following shall be
18 included if not already identified:
19 a. 6 foot high tan colored perimeter screened fencing
20 b. Contractor information signage including contact information along the street
21 frontage of Riverside Avenue.
22 c. Post dust control signage with the following verbiage: “Project Name, WDID No.,
23 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
24 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
25 CUT-SMOG/1-800-228-7664”
- 26 68. The applicant shall remove any graffiti within 24 hours, before, during, and post
27 construction.
- 28 69. The applicant shall submit full architectural and structural plans with all mechanical,
electrical, and plumbing plans, structural calculations, truss calculations and layout,
rough grading plans approved by Public Works Engineering, Water Quality
Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
Title 24 Energy Calculations to the Building Division for plan check and review, prior
to the issuance of building permits.
70. The applicant shall provide a Scope of Work on the title page of the architectural plan
set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
perimeter walls, trash enclosure, etc.).

- 1 71. The applicant shall design the structures in accordance with the 2019 California
2 Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and
3 the 2019 California Electrical Code, 2019 Residential Code and the 2019 California
4 Green Buildings Standards adopted by the State of California.
- 5 72. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
6 per hour, exposure C and seismic zone D.
- 7 73. The applicant shall submit fire sprinkler, fire alarm systems, and fire hydrant plans to
8 the Building Division for plan review concurrently with building plans and shall be
9 approved prior to the issuance of a building permit.
- 10 74. The applicant shall obtain an Electrical Permit from the Building Division for any
11 temporary electrical power required during construction. No temporary electrical power
12 will be granted to a project unless one of the following items is in place and approved
13 by the Building Division: (A) Installation of a construction trailer, or, (B) Security
14 fencing around the area where the electrical power will be located.
- 15 75. The applicant shall install temporary construction fencing and screening around the
16 perimeter of the project site. The fencing and screening shall be maintained at all times
17 during construction to protect pedestrians.
- 18 76. The applicant shall install any required temporary construction trailer on private
19 property. No trailers are allowed to be located within the public right-of-way. The
20 trailer shall be removed prior to the issuance of a Certificate of Occupancy.
- 21 77. The applicant shall design and construct accessible paths of travel from the building's
22 accessible entrances to the public right-of-way, accessible parking, and the trash
23 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,
24 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,
25 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)
26 of travel shall be the most practical direct route between accessible building entrances,
27 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the
28 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
78. 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, temporary construction 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.
79. 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.

- 1 80. The applicant shall underground all on site utilities to the new proposed structures, prior
2 to the issuance of a Certificate of Occupancy, unless prior approval has been obtained
3 by the utility company or the City.
- 4 81. Prior to issuance of Building Permits, site grading final and pad certifications shall be
5 submitted to the Building Division, which include elevation, orientation, and
6 compaction. The certifications are required to be signed by the engineer of record.
- 7 82. The applicant shall provide proof of payment to the Rialto Unified School District for
8 all required school fees, prior to the issuance of a building permit.
- 9 83. Site facilities such as parking open or covered, recreation facilities, and trash dumpster
10 areas, and common use areas shall be accessible per the California Building Code,
11 Chapter 11.
- 12 84. The applicant shall place a copy of the Conditions of Approval herein on within the
13 building plan check submittal set and include the PPD number on the right bottom
14 corner cover page in 20 point bold, prior to the issuance of a building permit.
- 15 85. The applicant shall ensure that a minimum of 65% of all construction and demo debris
16 shall be recycled using an approved City of Rialto recycling facility during construction.
17 Copies of receipts for recycling shall be provided to the City Inspector and a copy shall
18 be placed in the office of the construction site.
- 19 86. Prior to issuance of Building Permits, on site water service shall be installed and
20 approved by the responsible agency. On site fire hydrants shall be approved by the Fire
21 Department. No flammable materials will be allowed on the site until the fire hydrants
22 are established and approved.
- 23 87. The applicant shall comply with all applicable requirements of the California Fire Code
24 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 25 88. At the discretion of the Rialto Police Department, the applicant shall illuminate all
26 walkways, passageways, and locations where pedestrians are likely to travel with a
27 minimum of 1.5-foot candles (at surface level) of light during the hours of darkness.
28 Lighting shall be designed/constructed in such a manner as to automatically turn on at
dusk and turn off at dawn.
89. At the discretion of the Rialto Police Department, 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.

- 1 90. The applicant shall design/construct all lighting fixtures and luminaries, including
2 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction
3 by hand.
- 4 91. The applicant and/or landlord shall provide and maintain an illuminated channel letter
5 address prominently placed on the building to be visible from the front of the location,
6 prior to the issuance of a business license for the self-storage facility. Specifications for
7 the illuminated channel letters are as follows: The illuminated channel letters shall
8 indicate the numerical address of the Site. The channel letters shall be at least twelve
9 (12) inches tall and at least four (4) inches deep with a "white" color face.
- 10 92. The applicant, landlord, and/or operator shall install and maintain exterior security
11 cameras on the Site that cover the entire extent of the Site, as approved by the Rialto
12 Police Department. The security cameras shall be accessible to the Rialto Police
13 Department via the internet through FUSUS hardware and application. The security
14 cameras shall be installed and operational prior to the issuance of a business license for
15 the self-storage facility.
- 16 93. The applicant, landlord, and/or operator shall install and maintain Knox boxes
17 immediately adjacent to the exterior of the main entry and at least one (1) rear door to
18 the self-storage facility to facilitate the entry of safety personnel. The Knox boxes shall
19 be installed in such a manner as to resist vandalism, removal, or destruction by hand,
20 and be fully recessed into the building. The Knox boxes shall be installed and equipped
21 with the appropriate keys prior to the issuance of a business license for the self-storage
22 facility.
- 23 94. The applicant and/or landlord shall prominently display and maintain the address on the
24 building rooftop to be visible to aerial law enforcement or fire aircraft. Specifications
25 to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6)
26 inches thick alphanumeric characters. The alphanumeric characters shall be constructed
27 in such a way that they are in stark contrast to the background to which they are attached
28 (e.g. white numbers and letters on a black background), and resistant weathering that
would cause a degradation of the contrast. The address shall be displayed on the
building rooftop accordingly prior to the issuance of a business license for the self-
storage facility.
95. The applicant shall provide and maintain an audible alarm within the building, including
at the rear door, prior to the issuance of a business license for the self-storage facility.
The building shall be alarmed in such a way as to emit a continuous audible notification
until reset by responsible personnel (e.g., alarmed exit device/crash bar).
96. The applicant or General Contractor shall identify each contractor and subcontractor
hired to work at the job site on a Contractor Sublist form and return it to the Business
License Division with a Business License application and the Business License tax fee
based on the Contractors tax rate for each contractor.

97. Prior to issuance of a Certificate of Occupancy, the applicant shall pay a business license tax based on the Services tax rate.

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

PASSED, APPROVED AND ADOPTED this 30th day of June, 2021.

FRANK GONZALEZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ 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.

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19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
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“Exhibit A”

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