

**RESOLUTION NO. 2021-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2021-0024 ALLOWING THE MODIFICATION OF PRECISE PLAN OF DESIGN NO. 2019-0048, TO INCLUDE A REDUCTION IN FLOOR AREA FROM 4,400 SQUARE FEET TO 4,138 SQUARE FEET FOR A PREVIOUSLY APPROVED CONVENIENCE MARKET, THE ELIMINATION OF TWO (2) PREVIOUSLY APPROVED QUICK-SERVICE RESTAURANTS TOTALING 3,548 SQUARE FEET IN SIZE, AND THE INCORPORATION OF A NEW 1,430 SQUARE FOOT AUTOMATED CAR WASH FOR A PROPOSED DEVELOPMENT ON 4.27 ACRES OF LAND (APN: 0240-211-40) LOCATED AT THE SOUTHEAST CORNER OF ALDER AVENUE AND RENAISSANCE PARKWAY WITHIN THE FREEWAY COMMERCIAL (FC) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, on September 30, 2020, the Planning Commission adopted Planning Commission Resolutions Nos. 2020-27 through 2020-33 approving Conditional Development Permit No. 2019-0022, Conditional Development Permit Nos. 2020-0013 through 2020-0017, and Precise Plan of Design No. 2019-0048, which allowed the development and operation of a vehicle fuel station consisting of a 5,324 square foot canopy with sixteen (16) fuel dispensers, a 1,152 square foot canopy with six (6) fuel dispensers, a 4,400 square foot convenience market with the sale of beer and wine, a 1,798 square foot quick-service restaurant with drive-thru service, a 1,750 square foot quick-service restaurant, and a 2,542 square foot stand-alone restaurant building with drive-thru service (collectively "Alder Renaissance Project") on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan ("Site"); and

WHEREAS, the applicant, J & T Management, Inc., proposes a modification to the proposed Alder Renaissance Project, which consists of a reduction in floor area from 4,400 square feet to 4,138 square feet for the previously approved convenience market, the elimination of the two (2) previously approved quick-service restaurants totaling 3,548 square feet in size, and the incorporation of a new 1,430 square foot automated car wash ("Project"); and

1 WHEREAS, Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires  
2 a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2021-  
3 0004 (“PPD No. 2021-0004”); and

4 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
5 Development Permit No. 2021-0003 to facilitate the development and operation of a 1,430 square  
6 foot automated car wash on the Site (“CDP No. 2021-0003”); and

7 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
8 Development Permit No. 2021-0024 to reduce the floor area of the proposed convenience market,  
9 previously approved by the Planning Commission under Conditional Development Permit No. 2019-  
10 0022, from 4,400 square feet to 4,138 square feet (“CDP No. 2021-0024”); and

11 WHEREAS, on July 14, 2021, the Planning Commission of the City of Rialto conducted a  
12 duly noticed public hearing, as required by law, on PPD No. 2021-0004, CDP No. 2021-0003, and  
13 CDP No. 2021-0024, took testimony, at which time it received input from staff, the city attorney,  
14 and the applicant; heard public testimony; discussed PPD No. 2021-0004, CDP No. 2021-0003,  
15 and CDP No. 2021-0024; and closed the public hearing; and

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

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

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

21 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
22 the public hearing conducted with regard to PPD No. 2021-0004, including written staff reports,  
23 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
24 Planning Commission hereby determines that PPD No. 2021-0004 satisfies the requirements of  
25 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made  
26 precedent to approving a Precise Plan of Design application. The findings are as follows:

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

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

2       The Project, as conditioned herein, will comply with all City ordinances and regulations,  
3       including those within the Renaissance Specific Plan. The Site has a General Plan land use  
4       designation of Specific Plan with a Specific Plan Overlay and a zoning designation of  
5       Freeway Commercial (FC) within the Renaissance Specific Plan. Those designations  
6       allow for the development and operation of a convenience market, car wash, restaurants  
7       with drive-through facilities and vehicle fuel stations, with approval of a Conditional  
8       Development Permit, which have either been filed or previously approved in conjunction  
9       with the Project. Additionally, the Project meets all of the required development standards  
10      of the FC zone including, but not limited to, required building setbacks, parking,  
11      landscaping, building height, floor area ratio, etc.

- 12      2.     The site is physically suitable for the proposed development, and the proposed  
13             development will be arranged, designed, constructed, and maintained so that it will  
14             not be unreasonably detrimental or injurious to property, improvements, or the health,  
15             safety or general welfare of the general public in the vicinity, or otherwise be  
16             inharmonious with the City's General Plan and its objectives, zoning ordinances or  
17             any applicable specific plan and its objectives; and

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

19      The zoning of the Site is Freeway Commercial (FC) of the Renaissance Specific Plan. The  
20      project is consistent with the FC zone and the surrounding uses. There are no sensitive  
21      uses adjacent to or nearby the Site. In addition, the project has been reviewed by City staff  
22      to confirm compliance with all health, safety, and design requirements to ensure the project  
23      will significantly enhance the infrastructure and aesthetics of the local community.

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

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

28      The Project is anticipated to be a benefit to the community creating a more diverse  
economic base for the community by providing additional choices for fuel, vehicle  
washing, food, and other products for consumers at a convenient location. The project will  
improve an undeveloped property with desirable improvements that will aesthetically  
enhance the appearance of the community and visitors exiting the SR-210 Freeway at Alder  
Avenue. The implementation of the project's Conditions of Approval will ensure that there  
is no interference with neighboring property rights, or any endanger to the peace, health,  
safety or welfare of the general public.

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

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

2       The project uses are consistent with the Freeway Commercial (FC) zone of the Renaissance  
3       Specific Plan. The design of the Project will ensure a continuation of the public improvements  
4       and aesthetics present in the surrounding area. The City staff have reviewed the design of the  
5       Project to ensure compliance with all health, safety, and design requirements to ensure the  
6       Project will enhance the infrastructure and aesthetics of the local community.

7       SECTION 3. An Addendum to the July 2020 Mitigated Negative Declaration for the Alder  
8       Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for the  
9       Project in accordance with the California Environmental Quality Act (CEQA), and it has been  
10      determined that the proposed Project would result in no new significant impacts that were not  
11      analyzed in the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (“July  
12      2020 MND”), nor would the proposed Project cause a substantial increase in the severity of any  
13      previously identified environmental impacts. The potential impacts associated with proposed Project  
14      would either be the same or less than those described in the July 2020 MND. In addition, there are no  
15      substantial changes to the circumstances under which the proposed Project would be undertaken that  
16      would result in new or more severe environmental impacts than previously addressed in the July 2020  
17      MND, nor has any new information regarding the potential for new or more severe significant  
18      environmental impacts been identified. The Planning Commission hereby approves the Addendum  
19      to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project that was prepared  
20      for the Project.

21      SECTION 4. PPD No. 2021-0004 is granted to J & T Management, Inc. in accordance with  
22      the plans and application on file with the Planning Division, subject to the following conditions:

- 23
- 24      1. The applicant is granted PPD No. 2021-0004 allowing the modification of Precise Plan of  
25      Design No. 2019-0048, to include a reduction in floor area from 4,400 square feet to 4,138  
26      square feet for a previously approved convenience market, the elimination of two (2)  
27      previously approved quick-service restaurants totaling 3,548 square feet in size, and the  
28      incorporation of a new 1,430 square foot automated car wash for a proposed development  
    on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue  
    and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance  
    Specific Plan, as shown on the plans attached as “Exhibit A” and as approved by the  
    Planning Commission, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2021-0004 is granted for a one (1) year period from the date of approval. Approval of PPD No. 2021-0004 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. 2021-0004 shall comply with all Conditions of Approval contained within CDP No. 2020-0013, CDP No. 2020-0014, CDP No. 2020-0015, CDP No. 2020-0016, CDP No. 2020-0017, CDP No. 2021-0003, and CDP No. 2021-0024.
4. The development associated with PPD No. 2021-0001 shall comply with all applicable sections of the Renaissance Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.
5. If there are circulation impacts as a result of vehicles stacking or queuing in the main drive aisles of the center, the business owner shall implement measures to address and eliminate the impacts, if requested by the Community Development Director.
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

1 “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant  
2 shall not be liable to the City Parties under this indemnity to the extent the Damages  
3 incurred by any of the City Parties in such Action(s) are a result of the City Parties’  
4 fraud, intentional misconduct or gross negligence in connection with issuing the  
5 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,  
6 and hold the City harmless as stated herein within five (5) days of approval of PPD No.  
7 2021-0004.

- 8 8. In accordance with the provisions of Government Code Section 66020(d)(1), the  
9 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
10 subject to protest by the applicant at the time of approval or conditional approval of the  
11 Project or within 90 days after the date of the imposition of the fees, dedications,  
12 reservations, or exactions imposed on the Project.
- 13 9. The applicant shall complete and abide by all mitigation measures contained within the  
14 Mitigation Monitoring and Reporting Program associated with the Addendum to the July  
15 2020 Mitigated Negative Declaration prepared for the project (Environmental Assessment  
16 Review No. 2021-0020).
- 17 10. The applicant shall secure the services of a tribal cultural monitor to be present during all  
18 ground disturbance activities associated with the construction of this project. The tribal  
19 cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh  
20 Nation, and documentation of coordination between the applicant and the Gabrieleño  
21 Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning  
22 Division prior to the issuance of a grading permit.
- 23 11. The applicant shall install a “Community Arrival” sign at the northwest corner of the  
24 project site, near the intersection of Alder Avenue and Renaissance Parkway, in  
25 accordance with Figure 4-1 (Entries and Monuments) of the Renaissance Specific Plan.  
26 The “Community Arrival” sign shall be setback five (5) feet behind the landscape  
27 easement along Alder Avenue and Renaissance Parkway. The exact location of the  
28 “Community Arrival” sign shall be identified on the precise grading plan prior to the  
issuance of a grading permit. The applicant shall obtain a building permit from the  
Building Division for the “Community Arrival” sign, and construction of the “Community  
Arrival” sign shall pass final inspection prior to the issuance of any Certificate of  
Occupancy.
12. The exterior of the trash enclosure shall match the color and materials of the buildings on-  
site. This includes a stucco finish and a wainscot and/or columns of matching brick and/or  
stone veneer on all exterior sides of the enclosure. Additionally, the trash enclosure shall  
contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not  
acceptable materials to use as a part of the trash enclosure. An elevation detail for the  
trash enclosure shall be provided within formal building plan check submittal prior to the  
issuance of building permits.

13. In order to provide enhanced building design in accordance with Section 4 (Design Guidelines) of the Renaissance Specific Plan, the applicant shall route all downspouts through the interior of all structures. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.
14. In order to provide enhanced building design in accordance with Section 4 (Design Guidelines) of the Renaissance Specific Plan, 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 each structure. The parapet returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits.
15. In order to provide enhanced site design in accordance with Section 4 (Design Guidelines) of the Renaissance Specific Plan, any required bollards shall be constructed in a decorative manner. The decorative design shall be consistent with the overall architecture of the project. The final design of any bollards shall be approved by the Planning Division prior to the issuance of building permits. An elevation detail for any required bollards shall be included within the formal building plan check submittal prior to the issuance of building permits.
16. All light standards, including the base, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a detail indicating the height shall be included within the formal building plan check submittal prior to the issuance of building permits.
17. The applicant shall submit a formal Landscape Plan Review application 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.
18. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Alder Avenue and Renaissance Parkway. 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.
19. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape easements along Alder Avenue and Renaissance Parkway. All trees within the landscape easement shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the easement shall consist of evergreen broadleaf trees, while the remaining percentage may

consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Alder 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 Alder Avenue shall be the *Pistachia Chinensis* "Chinese Pistache", *Hymenosporum Flavum* "Wedding Tree" and/or the *Koelrueteria Bipinnata* "Chinese Lantern". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
21. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Renaissance Parkway. 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 Renaissance Parkway shall be the *Lagerstromia Indica* "Crape Myrtle" and/or the *Cinnamomum Camphora* "Camphor". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
22. 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.
23. 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.



- 1
- 2 24. The applicant shall plant shrubs around the entire outer perimeter of the restaurant and car
- 3 wash drive-thru lanes for the purpose of creating a solid hedge to screen the headlights of
- 4 vehicles within the drive-thru lanes. All of the drive-thru shrubs shall be a minimum of
- 5 five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than
- 6 three (3) feet on-center. Thereafter, the drive-thru shrubs shall be permanently irrigated
- 7 and maintained into a continuous box-shape along the entire length of the drive-thru lane
- 8 with a height of no less than three and one-half (3.5) feet above the finished grade. The
- 9 shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of
- 10 a landscape permit.
- 11
- 12 25. All planting and irrigation shall be installed on-site in accordance with the approved
- 13 landscape plans and permit prior to the issuance of a Certificate of Occupancy. The
- 14 installation of the planting and irrigation shall be certified in writing by the landscape
- 15 architect responsible for preparing the landscape plans prior to the issuance of a Certificate
- 16 of Occupancy.
- 17
- 18 26. The applicant shall install and maintain a trash receptacle on the driver-side of the exit of
- 19 each drive-thru lane. The trash receptacle(s) shall be installed prior to issuance to the
- 20 Certificate of Occupancy.
- 21
- 22 27. The applicant shall install a bicycle rack within the pathway area around the perimeter of
- 23 both the convenience market and restaurant buildings prior to the issuance of the
- 24 Certificate of Occupancy.
- 25
- 26 28. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance
- 27 of a Certificate of Occupancy, unless specified otherwise herein.
- 28
- 29 29. All non-glass doors shall be painted to match the color of the adjacent wall prior to the
- 30 issuance of a Certificate of Occupancy.
- 31
- 32 30. The applicant shall comply with all applicable requirements of the California Fire Code
- 33 and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
- 34
- 35 31. The applicant or General Contractor shall identify each contractor and subcontractor hired
- 36 to work at the job site on the Contractor Sublist form and return it to the Business License
- 37 Division with a Business License application and the Business License tax fee based on
- 38 the Contractors tax rate for each contractor listed on the form.
- 39
- 40 32. Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based
- 41 on the Retail Merchant rate.
- 42
- 43 33. Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a
- 44 business license tax based on the Rental Income Property tax rate.

- 1 34. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
2 walkways, passageways, and locations where pedestrians are likely to travel with a  
3 minimum of 1.5-foot candles (at surface level) of light during the hours of darkness.  
4 Lighting shall be designed/constructed in such a manner as to automatically turn on at  
5 dusk and turn off at dawn.
- 6 35. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
7 alleyways, driveways, and uncovered parking areas with a minimum of 1.5-foot candles  
8 (at surface level) of light during the hours of darkness. Lighting shall be  
9 designed/constructed in such a manner as to automatically turn on at dusk and turn off at  
10 dawn.
- 11 36. The applicant shall design/construct all lighting fixtures and luminaries, including  
12 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction  
13 by hand.
- 14 37. The applicant shall provide and maintain an illuminated channel letter address  
15 prominently placed on the convenience market and restaurant buildings to be visible from  
16 the front of the location and the rear of the location if facing the public street, prior to the  
17 issuance of a business license for the self-storage facility. Specifications for the  
18 illuminated channel letters are as follows: The illuminated channel letters shall indicate  
19 the numerical address of the Site. The channel letters shall be at least twelve (12) inches  
20 tall and at least four (4) inches deep with a "white" color face.
- 21 38. The applicant, landlord, and/or operator shall install and maintain exterior security  
22 cameras on the Site that cover the entire extent of the Site, as approved by the Rialto Police  
23 Department. The security cameras shall be accessible to the Rialto Police Department via  
24 the internet through FUSUS hardware and application. The security cameras shall be  
25 installed and operational prior to the issuance of a business license for the self-storage  
26 facility.
- 27 39. The applicant shall install and maintain Knox boxes immediately adjacent to the exterior  
28 of the main entrance to each building and at least one (1) rear/secondary entrance on each  
building to facilitate the entry of safety personnel. The Knox boxes shall be installed in  
such a manner as to be alarmed, resist vandalism, removal, or destruction by hand, and be  
fully recessed into the building. The Knox boxes shall be equipped with the appropriate  
keys, for each required location, prior to the first day of business. The Knox-Box  
placement shall be shown on the formal building plan review submittal prior to the  
issuance of a building permit.
40. The applicant shall prominently display and maintain the address on the convenience  
market and restaurant building rooftops to be visible to aerial law enforcement or fire  
aircraft. Specifications to be followed for alphanumeric characters are as follows: Three  
(3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters  
shall be constructed in such a way that they are in stark contrast to the background to  
which they are attached (e.g. white numbers and letters on a black background), and

1 resistant weathering that would cause a degradation of the contrast. The address shall be  
2 displayed on the building rooftop accordingly prior to the issuance of a business license  
3 for the self-storage facility.

- 4 41. The applicant shall provide and maintain an audible alarm within each building, including  
5 at the rear door, prior to the issuance of a business license for the self-storage facility. The  
6 building shall be alarmed in such a way as to emit a continuous audible notification until  
7 reset by responsible personnel (e.g., alarmed exit device/crash bar).
- 8 42. The applicant shall comply with all conditions of approval for PPD No. 2021-0004 to the  
9 satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
- 10 43. The applicant shall pay all applicable development impact fees in accordance with the  
11 current City of Rialto fee ordinance, including any Transportation and Traffic Fair  
12 Share Contribution fees, prior to issuance of a building permit.
- 13 44. The applicant shall submit a Precise Grading/Paving Plan prepared by a California  
14 registered civil engineer to the Public Works Engineering Division for review and  
15 approval. The Grading Plan shall be approved by the City Engineer prior to the issuance  
16 of any building permit.
- 17 45. The applicant shall submit a Geotechnical/Soils Report, prepared by a California  
18 registered Geotechnical Engineer, for and incorporated as an integral part of the grading  
19 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be  
20 submitted to the Public Works Engineering Division with the first submittal of the Precise  
21 Grading Plan.
- 22 46. The applicant shall submit street improvement plans by a registered California civil  
23 engineer to the Public Works Engineering Division for review. The plans shall be  
24 approved by the City Engineer prior to the issuance of building permits.
- 25 47. The applicant shall submit traffic and signage improvement plans by a registered  
26 California civil engineer to the Public Works Engineering Division for review. The plans  
27 shall be approved by the City Engineer prior to the issuance of building permits.
- 28 48. 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.
49. 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 Fontana Water Company, the water purveyor,  
prior to the issuance of building permits.

- 1 50. The applicant shall submit a wet-signed and stamped Earthwork Cut and Fill Certification  
2 Letter prepared by a Civil Engineer registered in the State of California to the Public  
3 Works Engineering Division for review.
- 4 51. The applicant shall provide pad elevation certification for all building pads, in  
5 conformance with the approved Precise Grading Plan, to the Engineering Division prior  
6 to construction of any building foundation.
- 7 52. Prior to the issuance of Grading/On-site Construction Permit, the applicant shall apply  
8 and complete the Special District Annexation for the public street lighting and the  
9 public landscape and irrigation into the Landscape and Lighting Maintenance District  
10 2 (LLMD2), including applicable specific plan required landscape easement areas,  
11 parkway areas, and raised medians along the property frontage.
- 12 53. At the discretion of the City Engineer, the applicant shall apply for annexation of the  
13 underlying property into City of Rialto Landscape and Lighting Maintenance District  
14 No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on  
15 the property. An application fee of \$5,000 shall be paid at the time of application.  
16 Annexation into LLMD 2 is a condition of acceptance of any new median, parkway,  
17 and/or easement landscaping, or any new public street lighting improvements, to be  
18 maintained by the City of Rialto. All final approved plans and documents required for  
19 the annexation shall be submitted by the property owner prior to issuance of a building  
20 permit. The annexation process shall be completed prior to recordation of any  
21 applicable Final Tract/Parcel Maps. For developments with no Final Maps or if the  
22 Final Map does not create any new parcels, the annexation process shall be completed  
23 prior to issuance of any certificate of occupancy. Due to the required City Council  
24 Public Hearing action, the annexation process takes months and as such the developer  
25 is advised to submit all plans and documents required for Special District annexation  
26 as early-on in the in the plan review and permitting process to avoid any delays with  
27 issuance of permit(s) and certificate(s) of occupancy or approval of final map(s).
- 28 54. 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.

- 1 55. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway  
2 landscaping irrigation for a period of one (1) year from the date of the City Engineer  
3 acceptance. Any landscaping that fails during the one-year landscape maintenance  
4 period shall be replaced with similar plant material to the satisfaction of the City  
5 Engineer, and shall be subject to a subsequent one year landscape maintenance period.  
6 The applicant must contact the City of Rialto Landscape Contract Specialist at (909)  
7 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing  
8 maintenance.
- 9 56. The applicant shall install City Engineer approved deep root barriers, in accordance  
10 with the Public Works Landscape and Irrigation Guidelines, for all trees installed  
11 within ten (10) feet of the public sidewalk and/or curb.
- 12 57. The applicant is responsible for requesting from the Public Works Department any  
13 addresses needed for any building(s) and/or any electrical single/dual irrigation meter  
14 pedestal(s). The main building address shall be included on Precise Grading Plans and  
15 Building Plan set along with the PPD number. The electrical meter pedestal addresses  
16 (single or dual) shall be included in the public improvement plans.
- 17 58. Any dry utility improvements within the public right-of-way require a City of Rialto  
18 Encroachment Permit.
- 19 59. A single master Off-site Construction Permit is required for any street, wet utility,  
20 landscape and irrigation, and traffic signal improvements along the project frontage  
21 within the public right-of-way. In an effort to expedite and facilitate improvements in  
22 the public right-of-way, the applicant is responsible for submitting a multi-phase master  
23 plan traffic control plan which includes all phases of construction along the project  
24 frontage in the public right-of-way i.e. sewer, water, overhead, underground, etc. prior  
25 to the issuance of Off-site Construction Permit. Note, in an effort to simplify the  
26 permitting process, a single master Off-Site Construction Permit shall replace  
27 individual Encroachment Permits to be pulled by the developer's contactor.
- 28 60. 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.
61. 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

1 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry  
2 seal, or other repairs.

3 62. If required by the City's spacing requirements, all new street lights shall be installed on  
4 an independently metered, City-owned underground electrical system. The developer  
5 shall be responsible for applying with Southern California Edison ("SCE") for all  
6 appropriate service points and electrical meters. New meter pedestals shall be installed,  
7 and electrical service paid by the developer.

8 63. All street cuts for utilities shall be repaired in accordance with City Standard SC-231  
9 within 72 hours of completion of the utility work; and any interim trench repairs shall  
10 consist of compacted backfill to the bottom of the pavement structural section followed  
11 by placement of standard base course material in accordance with the Standard  
12 Specifications for Public Work Construction ("Greenbook"). The base course material  
13 shall be placed the full height of the structural section to be flush with the existing  
14 pavement surface and provide a smooth pavement surface until permanent cap paving  
15 occurs using an acceptable surface course material.

16 64. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,  
17 any and all street and/or trench cuts in newly paved streets will be subject to  
18 moratorium street repair standards as reference in Section 11.04.145 of the Rialto  
19 Municipal Code.

20 65. The applicant shall backfill and/or repair any and all utility trenches or other  
21 excavations within existing asphalt concrete pavement of off-site streets resulting from  
22 the proposed development, in accordance with City of Rialto Standard Drawings. The  
23 applicant shall be responsible for removing, grinding, paving and/or overlaying  
24 existing asphalt concrete pavement of off-site streets including pavement repairs in  
25 addition to pavement repairs made by utility companies for utilities installed for the  
26 benefit of the proposed development (i.e. Fontana Water Company, Southern  
27 California Edison, Southern California Gas Company, Time Warner, Verizon, etc.).  
28 Multiple excavations, trenches, and other street cuts within existing asphalt concrete  
pavement of off-site streets resulting from the proposed development may require  
complete grinding and asphalt concrete overlay of the affected off-site streets, at the  
discretion of the City Engineer. The pavement condition of the existing off-site streets  
shall be returned to a condition equal to or better than what existed prior to construction  
of the proposed development.

66. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
electrical distribution lines of sixteen thousand volts or less and overhead service drop  
conductors, and all telephone, television cable service, and similar service wires or  
lines, which are on-site, abutting, and/or transecting, shall be installed underground.  
Utility undergrounding shall extend to the nearest off-site power pole; no new poles  
utility poles shall be installed unless otherwise approved by the City Engineer. A letter  
from the owners of the affected utilities shall be submitted to the City Engineer prior  
to approval of the Precise Grading/Paving Plan, informing the City that they have been

1 notified of the City's utility undergrounding requirement and their intent to commence  
2 design of utility undergrounding plans. When available, the utility undergrounding  
3 plan shall be submitted to the City Engineer identifying all above ground facilities in  
the area of the project to be undergrounded.

4 67. The applicant shall replace all damaged, destroyed, or modified pavement legends,  
5 traffic control devices, signing, striping, and streetlights, associated with the proposed  
6 development shall be replaced as required by the City Engineer prior to issuance of a  
Certificate of Occupancy.

7 68. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or  
8 curbs along the entire project frontage, in accordance with the General Plan and the  
9 City of Rialto Standard Drawings, as required by the City Engineer, prior to the  
issuance of a Certificate of Occupancy.

10 69. The applicant shall provide construction signage, lighting and barricading shall be  
11 provided during all phases of construction as required by City Standards or as directed  
12 by the City Engineer. As a minimum, all construction signing, lighting and barricading  
13 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.

14 70. Upon approval of any public improvement plan by the City Engineer, the improvement  
15 plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD  
16 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe  
17 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.

18 71. The applicant shall construct 4-inch conduit within the parkway area along the entire  
19 project frontages of Alder Avenue and Renaissance Parkway for future use (i.e., fiber-  
optics, etc.), prior to the issuance of a Certificate of Occupancy.

20 72. The applicant shall install "No Stopping Any Time" R26A(S) (CA) signage along the  
21 entire frontages of Alder Avenue and Renaissance Parkway, prior to the issuance of a  
22 Certificate of Occupancy.

23 73. The applicant shall dedicate additional right-of-way along the entire frontage of  
24 Renaissance Parkway, as necessary, to provide the ultimate half-width of 54 feet, as  
required by the City Engineer.

25 74. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project  
26 frontage of Renaissance Parkway, as required by the City Engineer.

27 75. The applicant shall dedicate additional right-of-way along the entire frontage of Alder  
28 Avenue, as necessary, to provide the ultimate half-width of 50 feet, as required by the  
City Engineer.

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2 76. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project  
3 frontage of Alder Avenue, as required by the City Engineer.
- 4 77. The applicant shall dedicate additional right-of-way as may be required to provide a  
5 property line corner cutback at the southeast corner of the intersection of Alder Avenue  
6 and Renaissance Parkway, in accordance with City Standard SC-235, as required by  
7 the City Engineer.
- 8 78. The applicant shall dedicate additional right-of-way as may be required to provide  
9 property line corner cutbacks at the corners of all new project driveways, in accordance  
10 with City Standard SC-235, as required by the City Engineer
- 11 79. The applicant shall construct a sixteen (16) foot wide raised and landscaped median island  
12 along the entire project frontage of Alder Avenue, as required by the City Engineer and  
13 the Renaissance Specific Plan. The median nose width shall be constructed at 4 feet wide  
14 and shall have stamped concrete. The left turn pocket shall be designed in accordance  
15 with Section 405 of the current edition of the Caltrans Highway Design Manual, and/or  
16 as approved by the City Engineer.
- 17 80. At the discretion of the City Engineer, the applicant shall remove existing pavement and  
18 construct new pavement with a minimum pavement section of 4 inches asphalt concrete  
19 pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at  
20 95% relative compaction, or equal, along the entire frontages of Alder Avenue and  
21 Renaissance Parkway in accordance with City of Rialto Standard Drawings. The  
22 pavement section shall be determined using a Traffic Index ("TI") of 6. The pavement  
23 section shall be designed by a California registered Geotechnical Engineer using "R"  
24 values from the project site and submitted to the City Engineer for approval. Pavement  
25 shall extend from clean sawcut edge of pavement at centerline of each street
- 26 81. At the discretion of the City Engineer, the applicant shall provide a cost estimate for  
27 review and approval by the City Engineer and pay an in-lieu fee equal to the estimate  
28 for the removal of existing and the construction of any new street pavement with a  
minimum pavement section of 5 inches asphalt concrete pavement over 6 inches  
crushed aggregate base with a minimum subgrade of 24 inches at 95% relative  
compaction, or equal, along the entire half-width street frontage in accordance with  
City of Rialto Standard Drawings. The estimate shall assume a pavement section using  
a Traffic Index ("TI") of 10 and using "R" values from the project site.
82. Replace any existing damaged sections of the curb and gutter with an 8-inch curb and  
gutter along the entire frontage in accordance with City of Rialto Standard Drawings  
and the General Plan or applicable Specific Plan.
83. The applicant shall construct a 5-foot-wide sidewalk located 10 feet behind the edge of  
curb along the entire project frontage of Renaissance Parkway, in accordance with City  
of Rialto Standard Drawings.



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84. The applicant shall construct a 5-foot-wide sidewalk located 7 feet behind the edge of curb along the entire project frontage of Alder Avenue, in accordance with City of Rialto Standard Drawings
  85. The applicant shall construct the three (3) proposed commercial driveway approaches in accordance with City of Rialto Standard Drawings. The driveway approaches shall be constructed so the top of "X" is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.
  86. The applicant shall construct curb ramps meeting current California State Accessibility standards along both sides of each commercial driveway approach. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
  87. The applicant shall construct a curb ramp meeting current California State Accessibility standards at the southeast corner of the intersection of Alder Avenue and Renaissance Parkway, in accordance with the City of Rialto Standard Drawings. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the westerly driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
  88. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
  89. The developer shall connect to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water services.
  90. Prior to issuance of a certificate of occupancy or final City approvals, provide certification from Rialto Water Services to demonstrate that all water and/or wastewater service accounts have been documented.
  91. The developer is advised that domestic water service is provided by Fontana Water District. The developer shall be responsible for coordinating with Fontana Water

District and complying with all requirements for establishing domestic water service to the property.

92. The applicant shall adhere to the City Council approved franchise agreements and disposal requirements during all construction activities, in accordance with Section 8.08 (Refuse Collection of the City of Rialto Municipal Code).

93. The applicant's contractors shall submit copies of recycling tickets demonstrating minimum compliance with construction waste management recycling requirements as well as chain of custody for all construction debris.

94. Prior to commencing with any grading, the applicant shall implement the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified:

- a. 6 foot high tan colored perimeter screened fencing;
- b. Contractor information signage including contact information along the street frontage of Riverside Avenue; and,
- c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664."

95. Due to the total impermeable area footprint of the Project, a Water Quality Management Plan (WQMP) will not be required. However, the Project will require the implementation of the following Low Impact Development (LID) features:

- d. Permeable pavement
- e. Infiltration Basins "Rain Gardens" at Down Spouts

96. 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.

97. 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.
98. Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer 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 developer 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.
99. 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.
100. 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 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.
101. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through

parkway or under sidewalk drains. All on-site and off-site designs must comply with NPDES stormwater regulations.

102. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.
103. 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.
104. 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.).
105. The applicant shall design the structure in accordance with the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019 California Electrical Code, 2019 Residential Code and the 2019 California Green Buildings Standards adopted by the State of California.
106. The applicant shall design all structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.
107. As applicable, 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.
108. Building plans shall be submitted using our online service at <https://etrakit.rialtoca.gov>. If you have any difficulties submitting your building plans online, please send your building submittal to [buildingandsafety@rialtoca.gov](mailto:buildingandsafety@rialtoca.gov). A Building permits will not be issued or plans approved until two (2) copies of the approved health plans have been received and reviewed by the Building Division.
109. 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.
110. The applicant shall install any permitted temporary construction trailer on private property. No trailers are allowed to be located within the public right-of-way.
111. The applicant shall design and construct accessible paths of travel from the building's accessible entrances to the public right-of-way, accessible parking, and the trash

enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials, as necessary. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.

112. Prior to issuance of a Building Permit all of the following must be in place on the Site: a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.
113. 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 Z4.3.
114. All on site utilities shall be underground to the new proposed structure, unless prior approval has been obtained by the utility company or the City.
115. Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to the Building Division, which include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record.
116. The applicant shall provide proof of payment to the Rialto Unified School District for all required school fees, prior to the issuance of a building permit.
117. The applicant shall obtain all necessary approvals and operating permits from all Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.

SECTION 6. 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 14th day of July, 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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