

**RESOLUTION NO. 2021-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2021-0013 ALLOWING THE DEVELOPMENT OF A PASSENGER VEHICLE FUEL STATION CONSISTING OF SEVEN (7) FUEL DISPENSERS AND A 5,519 SQUARE FOOT OVERHEAD CANOPY, A TRUCK FUEL STATION CONSISTING OF NINE (9) FUEL DISPENSERS AND A 3,544 SQUARE FOOT OVERHEAD CANOPY, A 14,697 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THRU SERVICE, A 6,375 SQUARE FOOT TRUCK SERVICE SHOP BUILDING, AND ASSOCIATED FUEL TANKS, PAVING, SCREEN WALLS, FENCING, LIGHTING, LANDSCAPING, AND DRAINAGE IMPROVEMENTS ON 13.22 ACRES OF LAND (APN: 1119-241-28) LOCATED AT THE SOUTHWEST CORNER OF ALDER AVENUE AND SIERRA LAKES PARKWAY WITHIN THE FREEWAY INCUBATOR (FI) LAND USE DISTRICT OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Rialto Travel Center, proposes to develop a passenger vehicle fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot overhead canopy, a truck fuel station consisting of nine (9) fuel dispensers and a 3,544 square foot overhead canopy, a 14,697 square foot commercial building with drive-thru service, a 6,375 square foot truck service shop building, and associated fuel tanks, paving, screen walls, fencing, lighting, landscaping, and drainage improvements (“Project”) on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance 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. 2021-0013 (“PPD No. 2021-0013”); and

WHEREAS, in conjunction with the Project, the applicant has submitted Conditional Development Permit No. 2021-0009 to facilitate the development and operation of a passenger vehicle fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot overhead canopy on the Site (“CDP No. 2021-0009”); and

1 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
2 Development Permit No. 2021-0010 to facilitate the development and operation of a truck fuel station  
3 consisting of a 3,544 square foot canopy with nine (9) fuel dispensers underneath on the Site (“CDP  
4 No. 2021-0010”); and

5 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
6 Development Permit No. 2021-0011 to facilitate the establishment of a 12,297 square foot  
7 convenience market/travel center within a proposed 14,697 square foot commercial building on the  
8 Site (“CDP No. 2021-0011”); and

9 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
10 Development Permit No. 2021-0012 to facilitate the establishment of a 2,400 square foot restaurant  
11 with drive-thru service within a proposed 14,697 square foot commercial building on the Site (“CDP  
12 No. 2021-0012”); and

13 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
14 Development Permit No. 2021-0013 to facilitate the development and operation of a 6,375 square  
15 foot truck service shop building on the Site (“CDP No. 2021-0013”); and

16 WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
17 Development Permit No. 2021-0014 to facilitate the sale of beer and wine for off-site consumption  
18 from a proposed 12,297 square foot convenience market/travel center on the Site (“CDP No. 2021-  
19 0014”); and

20 WHEREAS, on October 13, 2021, the Planning Commission of the City of Rialto  
21 conducted a duly noticed public hearing, as required by law, on PPD No. 2021-0013, CDP No.  
22 2021-0009, CDP No. 2021-0010, CDP No. 2021-0011, CDP No. 2021-0012, CDP No. 2021-0013,  
23 and CDP No. 2021-0014, took testimony, at which time it received input from staff, the city  
24 attorney, and the applicant; heard public testimony; discussed the proposed PPD No. 2021-0013,  
25 CDP No. 2021-0009, CDP No. 2021-0010, CDP No. 2021-0011, CDP No. 2021-0012, CDP No.  
26 2021-0013, and CDP No. 2021-0014; and closed the public hearing; and

27 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.  
28

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
6 the public hearing conducted with regard to PPD No. 2021-0013, including written staff reports,  
7 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
8 Planning Commission hereby determines that PPD No. 2021-0013 satisfies the requirements of  
9 Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made  
10 precedent to approving a Precise Plan of Design application. The findings are as follows:

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

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

14 The Project, as conditioned herein, will comply with all City ordinances and regulations,  
15 including those within the Renaissance Specific Plan. The Site has a General Plan land use  
16 designation of Specific Plan with a Specific Plan Overlay and is within the Freeway  
17 Incubator (FI) land use district of the Renaissance Specific Plan. Those designations are  
18 intended to accommodate the development and operation of a convenience market/travel  
19 center, restaurants with drive-through facilities, vehicle service shops, and vehicle fuel  
20 stations, with approval of a Conditional Development Permit, which have been filed in  
21 conjunction with the Project. Additionally, the Project meets all of the required  
22 development standards of the FI land use district including, but not limited to, required  
23 building setbacks, parking, landscaping, building height, floor area ratio, etc.

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

*This finding is supported by the following facts:*

26 The Project is consistent with the FI land use district of the Renaissance Specific Plan and  
27 the surrounding uses. The project site is bound by Sierra Lakes Parkway on the north and  
28 Alder Avenue on the east. To the north, across Sierra Lakes parkway, is a rock quarry, and  
to the east, across Alder Avenue, is a Shell fuel station. To the south is a San Bernardino  
County Flood Control Channel, and to the west is approximately 3.14 acres of vacant land.

1 The nearby area is predominantly designated for and developed with commercial and  
2 industrial uses, and as a result, there are no sensitive land uses near the project site.  
3 Regardless, features and measures, such as landscape buffering and safety measures listed  
4 within the Crime Prevention Plan will be maintained/implemented. Additionally, the  
5 project has been reviewed by the City staff for compliance with all health, safety, and  
6 design requirements to ensure the project will significantly enhance the infrastructure and  
7 aesthetics of the local community.

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

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

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

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

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

23 The project uses are consistent with the FI land use district of the Renaissance Specific Plan.  
24 The design of the Project will ensure a continuation of the public improvements and aesthetics  
25 present in the surrounding area. The City staff have reviewed the design of the Project to  
26 ensure compliance with all health, safety, and design requirements to ensure the Project will  
27 enhance the infrastructure and aesthetics of the local community.

28 SECTION 3. An Addendum to the Renaissance Specific Plan Final Environmental Impact  
Report (Environmental Assessment Review No. 2021-0016) has been prepared for the Project in  
accordance with the California Environmental Quality Act (CEQA), and it has been determined that  
the proposed Project would result in no new significant impacts that were not analyzed in the  
Renaissance Specific Plan Final Environmental Impact Report ("RSP FEIR"), nor would the  
proposed Project cause a substantial increase in the severity of any previously identified  
environmental impacts. The potential impacts associated with the proposed Project would either be

1 the same or less than those described in the RSP FEIR. In addition, there are no substantial changes  
2 to the circumstances under which the proposed Project would be undertaken that would result in new  
3 or more severe environmental impacts than previously addressed in the RSP FEIR, nor has any new  
4 information regarding the potential for new or more severe significant environmental impacts been  
5 identified. The Planning Commission hereby adopts the Addendum to the Renaissance Specific Plan  
6 Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) for the  
7 Project.

8  
9 SECTION 4. PPD No. 2021-0013 is granted to Rialto Travel Center, in accordance with the  
10 plans and application on file with the Planning Division, subject to the following conditions:

- 11 1. The applicant is granted PPD No. 2021-0013 allowing the development of a passenger  
12 vehicle fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot  
13 overhead canopy, a truck fuel station consisting of nine (9) fuel dispensers and a 3,544  
14 square foot overhead canopy, a 14,697 square foot commercial building with drive-thru  
15 service, a 6,375 square foot truck service shop building, and associated fuel tanks, paving,  
16 screen walls, fencing, lighting, landscaping, and drainage improvements on 13.22 acres  
17 of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra  
Lakes Parkway within the Freeway Incubator (FI) land use district 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.
- 18 2. The approval of PPD No. 2021-0013 is granted for a one (1) year period from the date of  
19 approval. Approval of PPD No. 2021-0013 will not become effective until the applicant  
20 has signed a Statement of Acceptance acknowledging awareness and acceptance of the  
21 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.
- 22 3. The development associated with PPD No. 2021-0013 shall comply with all Conditions  
23 of Approval contained within CDP No. 2021-0009, CDP No. 2021-0010, CDP No. 2021-  
24 0011, CDP No. 2021-0012, CDP No. 2021-0013, and CDP No. 2021-0014.
- 25 4. The development associated with PPD No. 2021-0013 shall comply with all applicable  
26 sections of the Renaissance Specific Plan, the Rialto Municipal Code, and all other  
applicable State and local laws and ordinances.
- 27 5. If there are circulation impacts as a result of vehicles stacking or queuing in the main drive  
28 aisles of the Site, the applicant shall implement measures to address and eliminate the  
impacts, if requested by the Community Development Director.

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6. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
  7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this 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. 2021-0013.
  8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
  9. The applicant shall complete and abide by all mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with the Addendum to the Renaissance Specific Plan Final Environmental Impact Report prepared for the project (Environmental Assessment Review No. 2021-0016).

10. The applicant shall secure the services of a tribal cultural monitor to be present during all ground disturbance activities associated with the construction of this project. The tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation, and documentation of coordination between the applicant and the Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning Division prior to the issuance of a grading permit.
11. The applicant shall install a “Community Marker” sign at the southwest corner of the project site, near the intersection of Alder Avenue and Sierra Lakes Parkway, in accordance with Figure 4-1 (Entries and Monuments) of the Renaissance Specific Plan. The “Community Marker” sign shall be setback five (5) feet behind the landscape easement along Alder Avenue and Sierra Lakes Parkway. The exact location of the “Community Marker” sign shall be identified on the precise grading plan prior to the issuance of a grading permit. The applicant shall obtain a building permit from the Building Division for the “Community Marker” sign, and construction of the “Community Marker” sign shall pass final inspection prior to the issuance of any Certificate of Occupancy.
12. 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.
13. 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 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.
14. 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.
15. In order to provide enhanced building design in accordance with Section 4 (Design Guidelines) of the Renaissance Specific Plan, the applicant shall provide internal roof access only for each building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.
16. Any new walls, including any retaining walls, shall be comprised of decorative masonry block. Decorative masonry block means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. Pilasters shall be incorporated within all new walls. The pilasters shall be spaced a maximum of

seventy (70) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of one (1) block course above the wall and a minimum of six (6) inches to the side of the wall. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.

17. Any new fencing installed on site shall be comprised of tubular steel. Decorative masonry or decorative concrete pilasters, with a minimum dimension of sixteen (16) inch square, shall be incorporated within all new fencing visible from any public right-of-way. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the fencing. All decorative masonry pilasters shall include a decorative masonry cap. All fencing and pilasters shall be identified on the site plan, and an elevation detail for the fencing and pilasters shall be included in the formal building plan check submittal prior to the issuance of building permits.
18. Any new fencing along the frontages of Alder Avenue and Sierra Lakes Parkway shall be installed at the rear of the landscape setbacks along those street frontages. This will ensure unobstructed visibility of the Project's landscaping along Alder Avenue and Sierra Lakes Parkway.
19. The exterior of the trash enclosure shall match the color and materials of the buildings on-site or be comprised of decorative masonry block. Decorative masonry block means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. 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.
20. 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.
21. 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.



- 1 22. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site  
2 landscape setbacks along Alder Avenue and Sierra Lakes Parkway. All trees within the  
3 landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial  
4 planting. Thereafter, the trees within the landscape setback shall be permanently irrigated  
5 and maintained by the property owner. At least fifty (50) percent of the trees within the  
6 setback shall consist of evergreen broadleaf trees, while the remaining percentage may  
7 consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the  
8 formal Landscape Plan submittal prior to the issuance of a landscape permit.
- 9 23. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public  
10 right-of-way parkway along Alder Avenue. All trees within the public right-of-way  
11 parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting.  
12 Thereafter, the trees within the public right-of-way parking shall be permanently irrigated  
13 and maintained, as required by the Public Works Department. The street tree species  
14 along Alder Avenue shall be the *Pistachia Chinensis* "Chinese Pistache", *Hymenosporum*  
15 *Flavum* "Wedding Tree" and/or the *Koelrueteria Bipinnata* "Chinese Lantern". The street  
16 trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a  
17 landscape permit.
- 18 24. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public  
19 right-of-way parkway along Sierra Lakes Parkway. All trees within the public right-of-  
20 way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial  
21 planting. Thereafter, the trees within the public right-of-way parkway shall be  
22 permanently irrigated and maintained, as required by the Public Works Department. The  
23 street tree species along Sierra Lakes Parkway shall be the *Hymenosporum Flavum*  
24 "Wedding Tree" and/or the *Pistachia Chinensis* "Chinese Pistache". The trees shall be  
25 identified on the formal Landscape Plan submittal prior to the issuance of building  
26 permits.
- 27 25. The applicant shall plant a row of shrubs at the rear of the landscape setbacks along Alder  
28 Avenue and Sierra Lakes Parkway for the purpose of creating a solid hedge to screen the  
headlights of vehicles from within the Site. All of the 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 shrubs shall be permanently irrigated and maintained  
into a continuous box-shape along the entire length of the landscape setbacks 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.
26. 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.

27. 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.
28. 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.
29. The applicant shall install and maintain a trash receptacle on the driver-side of the exit of the drive-thru lane. The trash receptacle shall be installed prior to issuance to the Certificate of Occupancy.
30. The applicant shall install a bicycle rack within the pathway area on the north side of the convenience market/travel center building prior to the issuance of the Certificate of Occupancy.
31. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy, unless specified otherwise herein.
32. All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.
33. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.
34. The applicant or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the 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 listed on the form.

- 1 35. Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based  
2 on the Retail Merchant rate.
- 3 36. Prior to issuance of a Certificate of Occupancy, any Lessor of the property shall pay a  
4 business license tax based on the Rental Income Property tax rate.
- 5 37. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
6 walkways, passageways, and locations where pedestrians are likely to travel with a  
7 minimum of 1.0-foot candles (at surface level) of light during the hours of darkness.  
8 Lighting shall be designed/constructed in such a manner as to automatically turn on at  
9 dusk and turn off at dawn.
- 10 38. At the discretion of the Rialto Police Department, the applicant shall illuminate all  
11 alleyways, driveways, and uncovered parking areas with a minimum of 1.0-foot candles  
12 (at surface level) of light during the hours of darkness. Lighting shall be  
13 designed/constructed in such a manner as to automatically turn on at dusk and turn off at  
14 dawn.
- 15 39. The applicant shall design/construct all lighting fixtures and luminaries, including  
16 supports, poles and brackets, in such a manner as to resist vandalism and/or destruction  
17 by hand.
- 18 40. The applicant shall provide and maintain an illuminated channel letter address  
19 prominently placed on the convenience market/travel center building and the truck service  
20 shop building to be visible from the front of the location and the rear of the location if  
21 facing the public street, prior to the issuance of a business license for the self-storage  
22 facility. Specifications for the illuminated channel letters are as follows: The illuminated  
23 channel letters shall indicate the numerical address of the Site. The channel letters shall  
24 be at least twelve (12) inches tall and at least four (4) inches deep with a "white" color  
25 face.
- 26 41. The applicant, landlord, and/or operator shall install and maintain exterior security  
27 cameras on the Site that cover the entire extent of the Site, as approved by the Rialto Police  
28 Department. The security cameras shall be accessible to the Rialto Police Department via  
the internet through FUSUS hardware and application. The security cameras shall be  
installed and operational prior to the issuance of a business license for the self-storage  
facility.
42. The applicant shall install and maintain Knox boxes immediately adjacent to the exterior  
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.

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43. The applicant shall prominently display and maintain the address on the convenience market/travel center building and the truck service shop 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 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.
  44. The applicant shall provide and maintain an audible alarm within each 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).
  45. The applicant shall comply with all conditions of approval for PPD No. 2021-0013 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.
  46. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance, including any Transportation and Traffic Fair Share Contribution fees, prior to issuance of a building permit.
  47. The applicant shall submit a Precise Grading/Paving Plan prepared by a California registered civil engineer to the Public Works Engineering Division for review and approval. The Grading Plan shall be approved by the City Engineer prior to the issuance of any building permit.
  48. The applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Public Works Engineering Division with the first submittal of the Precise Grading Plan.
  49. 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.
  50. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of building permits.
  51. 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.

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

58. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway landscaping irrigation for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one-year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.
59. The applicant shall install City Engineer approved deep root barriers, in accordance with the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten (10) feet of the public sidewalk and/or curb.
60. The applicant is responsible for requesting from the Public Works Department any addresses needed for any building(s) and/or any electrical single/dual irrigation meter pedestal(s). The main building address shall be included on Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.
61. Any dry utility improvements within the public right-of-way require a City of Rialto Encroachment Permit.
62. A single master Off-site Construction Permit is required for any street, wet utility, landscape and irrigation, and traffic signal improvements along the project frontage within the public right-of-way. In an effort to expedite and facilitate improvements in the public right-of-way, the applicant is responsible for submitting a multi-phase master plan traffic control plan which includes all phases of construction along the project frontage in the public right-of-way i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-site Construction Permit. Note, in an effort to simplify the permitting process, a single master Off-Site Construction Permit shall replace individual Encroachment Permits to be pulled by the developer's contactor.
63. 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.
64. 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

1 authorization, paving of streets in one lift prior to completion of on-site construction is  
2 not allowed. If City Engineer authorized, completion of asphalt concrete paving for  
3 streets prior to completion of on-site construction activities, requires additional paving  
4 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.

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

9 66. All street cuts for utilities shall be repaired in accordance with City Standard SC-231  
10 within 72 hours of completion of the utility work; and any interim trench repairs shall  
11 consist of compacted backfill to the bottom of the pavement structural section followed  
12 by placement of standard base course material in accordance with the Standard  
13 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.

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

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

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

- 1
- 2 70. Restripe Alder Ave to provide for one northbound through lane and a northbound
- 3 shared through-left lane. Modify the traffic signal to provide for a new curb return on
- 4 the southwest corner of the intersection and to provide split signal phasing. Sign al re-
- 5 timing will be necessary.
- 6
- 7 71. 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
- 10 issuance of a Certificate of Occupancy.
- 11
- 12 72. The applicant shall provide construction signage, lighting and barricading shall be
- 13 provided during all phases of construction as required by City Standards or as directed
- 14 by the City Engineer. As a minimum, all construction signing, lighting and barricading
- 15 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California
- 16 Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time
- 17 of construction.
- 18
- 19 73. Upon approval of any public improvement plan by the City Engineer, the improvement
- 20 plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD
- 21 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe
- 22 Acrobat) formats. Variation of the type and format of the digital data to be submitted
- 23 to the City may be authorized, upon prior approval by the City Engineer.
- 24
- 25 74. The applicant shall construct 4-inch conduit within the parkway area along the entire
- 26 project frontages of Alder Avenue and Sierra Lakes Parkway for future use (i.e., fiber-
- 27 optics, etc.), prior to the issuance of a Certificate of Occupancy.
- 28
75. The applicant shall install "No Stopping Any Time" R26A(S) (CA) signage along the
- entire frontages of Alder Avenue and Sierra Lakes Parkway, prior to the issuance of a
- Certificate of Occupancy.
76. The applicant shall dedicate additional right-of-way along the entire frontage of Sierra
- Lakes Parkway, as necessary, to provide the ultimate half-width of 50 feet, or as needed
- to capture all public improvements as required by the City Engineer.
77. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project
- frontage of Sierra Lakes Parkway, as required by the City Engineer.
78. The applicant shall dedicate additional right-of-way along the entire frontage of Alder
- Avenue, as necessary, to provide the ultimate half-width of 50 feet, or greater as needed
- for the future SR210/Alder Ave interchange project as required by the City Engineer.
79. The applicant shall dedicate a 10-foot-wide landscape easement along the entire project
- frontage of Alder Avenue, as required by the City Engineer.



- 1
- 2 80. The applicant shall dedicate additional right-of-way as may be required to provide a
- 3 property line corner cutback at the southwest corner of the intersection of Alder Avenue
- 4 and Sierra Lakes Parkway/Casmalia Street, in accordance with City Standard SC-235,
- 5 as required by the City Engineer.
- 6
- 7 81. The applicant shall dedicate additional right-of-way as may be required to provide
- 8 property line corner cutbacks at the corners of all new project driveways, in accordance
- 9 with City Standard SC-235, as required by the City Engineer.
- 10
- 11 82. At the discretion of the City Engineer, the applicant shall remove existing pavement and
- 12 construct new pavement with a minimum pavement section of 4 inches asphalt concrete
- 13 pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at
- 14 95% relative compaction, or equal, along the entire frontages of Alder Avenue and Sierra
- 15 Lakes Parkway in accordance with City of Rialto Standard Drawings. The pavement
- 16 section shall be determined using a Traffic Index ("TI") of 10. The pavement section shall
- 17 be designed by a California registered Geotechnical Engineer using "R" values from the
- 18 project site and submitted to the City Engineer for approval. Pavement shall extend from
- 19 clean sawcut edge of pavement at centerline of each street
- 20
- 21 83. At the discretion of the City Engineer, the applicant shall provide a cost estimate for
- 22 review and approval by the City Engineer and pay an in-lieu fee equal to the estimate
- 23 for the removal of existing and the construction of any new street pavement with a
- 24 minimum pavement section of 5 inches asphalt concrete pavement over 6 inches
- 25 crushed aggregate base with a minimum subgrade of 24 inches at 95% relative
- 26 compaction, or equal, along the entire half-width street frontage in accordance with
- 27 City of Rialto Standard Drawings. The estimate shall assume a pavement section using
- 28 a Traffic Index ("TI") of 10 and using "R" values from the project site.
84. Prior to the issuance of any building permit, the applicant shall provide a fair-share contribution in the amount of \$577,310 towards roadway improvements to the Alder Avenue/SR-210 Interchange and the intersection of Alder Avenue and Sierra Lakes Parkway/Casmalia Street, as identified in the Traffic Impact Study prepared for the project with appropriate credits for reimbursable items and as recommended by the Transportation Commission on October 6, 2021. Enter into a reimbursement/credit agreement to establish the final amount payable to the city.
85. At the discretion of the City Engineer, the applicant shall dedicate additional right-of-way along the frontage of Sierra Lakes Parkway, as necessary to facilitate the construction of a dedicated eastbound to southbound right turn lane at the intersection of Alder Avenue and Sierra Lakes Parkway/Casmalia Street. At the discretion of the City Engineer, the applicant shall construct a dedicated eastbound to southbound right turn lane at the intersection of Alder Avenue and Sierra Lakes Parkway/Casmalia Street, and modify the traffic signal at the intersection of Alder Avenue and Sierra Lakes Parkway/Casmalia Street as necessary to facilitate the construction of the new dedicated right-turn lane.

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86. At the discretion of the City Engineer, the applicant shall construct an 8-inch curb and gutter, located at least 36 feet west of the centerline along the entire frontage of Alder Avenue, or as necessary for additional northbound turning lanes as identified in the approved Traffic Impacted Analysis in accordance with City of Rialto Standard Drawings, as required by the City Engineer.
  87. At the discretion of the City Engineer, the applicant shall construct an 8-inch curb and gutter, located 36 feet south of the centerline along the entire frontage of Sierra Lakes Parkway, in accordance with City of Rialto Standard Drawings, as required by the City Engineer. Widening for the eastbound to southbound right turn lane as described in item 84 shall be provided.
  88. At the discretion of the City Engineer, the applicant shall construct a 6-foot-wide sidewalk located 8 feet behind the edge of curb along the entire project frontage of Sierra Lakes Parkway, in accordance with City of Rialto Standard Drawing, as required by the City Engineer.
  89. At the discretion of the City Engineer, 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.
  90. The applicant shall construct the five (5) proposed commercial driveway approaches in accordance with City of Rialto Standard Drawing SC-214. 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.
  91. 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.
  92. The applicant shall construct a curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of Alder Avenue and Sierra Lakes Parkway/Casmalia Street, 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.

- 1 93. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt  
2 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
3 24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
4 proposed, the proposed pavement section shall be designed by a California registered  
5 Geotechnical Engineer using "R" values from the project site and submitted to the City  
6 Engineer for approval.
- 7 94. The developer shall connect to the City of Rialto sewer system and apply for a sewer  
8 connection account with Rialto Water services.
- 9 95. Prior to issuance of a certificate of occupancy or final City approvals, provide  
10 certification from Rialto Water Services to demonstrate that all water and/or  
11 wastewater service accounts have been documented.
- 12 96. The developer is advised that domestic water service is provided by West Valley Water  
13 District. The developer shall be responsible for coordinating with West Valley Water  
14 District and complying with all requirements for establishing domestic water service to  
15 the property.
- 16 97. Prior to performing work in the public right of way, bond for the public improvements  
17 in accordance with Municipal Code requirements.
- 18 98. Prior to the issuance of a Certificate of Occupancy, the Project Applicant shall construct  
19 all public improvements to the satisfaction of the City Engineer including  
20 improvements at the intersection of Alder Avenue at Sierra Lakes Parkway/Casmalia  
21 Street. Such improvements should be coordinated with the City's ongoing Alder  
22 Avenue Interchange project. If conflicts arise between the two project schedules, enter  
23 into a standard deferral agreement to complete this project's public improvements  
24 within a reasonable time after the interchange improvements are completed.
- 25 99. The cost of intersection improvements shall be credited towards the project's fair-share  
26 obligation towards the overall interchange project as documented in Condition #84. In  
27 the event any improvement is determined to be infeasible by the City Engineer, the  
28 obligation to construct improvements by the applicant may be relieved and shall be  
determined to be satisfied by the payment of fair-share obligations towards the  
Interchange as documented in Condition #84.
100. 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).
101. 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.

- 1 102. Prior to commencing with any grading, the applicant shall implement the required  
2 erosion and dust control measures shall be in place. In addition, the following shall be  
3 included if not already identified:
- 4 a. 6 foot high tan colored perimeter screened fencing;
  - 5 b. Contractor information signage including contact information along the street  
6 frontage of Alder Avenue and Sierra Lakes Parkway; and,
  - 7 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,  
8 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)  
9 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-  
10 CUT-SMOG/1-800-228-7664."
- 11 103. The applicant shall submit a Water Quality Management Plan identifying site specific  
12 Best Management Practices ("BMPs") in accordance with the Model Water Quality  
13 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.  
14 The site specific WQMP shall be submitted to the City Engineer for review and approval  
15 with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required,  
16 obligating the property owner(s) to appropriate operation and maintenance obligations  
17 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and  
18 Maintenance Agreement shall be approved prior to issuance of a building permit, unless  
19 otherwise allowed by the City Engineer. The development of the Site is subject to the  
20 requirements of the National Pollution Discharge Elimination System (NPDES) Permit  
21 for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board,  
22 Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall  
23 ensure development of the site incorporates post-construction Best Management  
24 Practices ("BMPs") in accordance with the Model Water Quality Management Plan  
25 ("WQMP") approved for use for the Santa Ana River Watershed. The Applicant is  
26 advised that applicable Site Design BMPs will be required to be incorporated into the  
27 final site design, pursuant to a site specific WQMP submitted to the City Engineer for  
28 review and approval.
104. 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.
105. 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.

106. 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.
107. 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.
108. 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.
109. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.
110. 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.
111. 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.).

- 1 112. The applicant shall design all structures in accordance with the 2019 California Building  
2 Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019  
3 California Electrical Code, 2019 Residential Code and the 2019 California Green  
4 Buildings Standards adopted by the State of California.
- 5 113. The applicant shall design all structures to withstand ultimate wind speed of 130 miles  
6 per hour, exposure C and seismic zone D.
- 7 114. As applicable, the applicant shall submit fire sprinkler, fire alarm systems, and fire  
8 hydrant plans to the Building Division for plan review concurrently with building plans  
9 and shall be approved prior to the issuance of a building permit.
- 10 115. Prior to the issuance of a building permit for the convenience market/travel center  
11 building, the applicant shall provide two (2) copies of plans approved by the San  
12 Bernardino County Department of Health for review by the Building Division.
- 13 116. The applicant shall obtain an Electrical Permit from the Building Division for any  
14 temporary electrical power required during construction. No temporary electrical power  
15 will be granted to a project unless one of the following items is in place and approved  
16 by the Building Division: (A) Installation of a construction trailer, or, (B) Security  
17 fencing around the area where the electrical power will be located.
- 18 117. The applicant shall install any permitted temporary construction trailer on private  
19 property. No trailers are allowed to be located within the public right-of-way.
- 20 118. The applicant shall design and construct accessible paths of travel from all building's  
21 accessible entrances to the public right-of-way, accessible parking, and the trash  
22 enclosure. Paths of travel shall incorporate (but not limited to) exterior stairs, landings,  
23 walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning,  
24 signage, gates, lifts and walking surface materials, as necessary. The accessible route(s)  
25 of travel shall be the most practical direct route between accessible building entrances,  
26 site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the  
27 site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
- 28 119. 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.
120. 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.
121. 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.

1  
2 122. Prior to issuance of Building Permits, site grading final and pad certifications shall be  
3 submitted to the Building Division, which include elevation, orientation, and  
compaction. The certifications are required to be signed by the engineer of record.

4 123. The applicant shall provide proof of payment to the Rialto Unified School District for  
5 all required school fees, prior to the issuance of a building permit.

6 124. The applicant shall obtain all necessary approvals and operating permits from all  
7 Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.

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

10 PASSED, APPROVED AND ADOPTED this 13th day of October, 2021.  
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12

13 \_\_\_\_\_  
14 FRANK GONZALEZ, CHAIR  
15 CITY OF RIALTO PLANNING COMMISSION  
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1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

5 I, 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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