



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, June 30, 2021

6:00 PM

Public Participation Procedure

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19 AND HAS CLOSED PUBLIC MEETINGS TO PHYSICAL ATTENDANCE BY THE PUBLIC. PUBLIC MEETINGS WILL BE HELD BY TELEPHONIC AND OTHER ELECTRONIC MEANS TO THE GREATEST EXTENT POSSIBLE. THE PLANNING COMMISSION WILL BE PARTICIPATING IN THE MEETING FROM REMOTE LOCATIONS VIA TELECONFERENCE WITHIN THE GUIDELINES OF GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20. THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC DURING THE PLANNING COMMISSION MEETING.

WAYS TO PROVIDE COMMENTS:

THE AGENDA AND AGENDA ITEMS WILL BE POSTED ON THE CITY'S WEBSITE BY FRIDAY, JUNE 25, 2021. MEMBERS OF THE PUBLIC ARE PROVIDED OPPORTUNITIES FOR PROVIDING PUBLIC COMMENT ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, AS FOLLOWS:

- IN PERSON ORAL COMMENTS VIA ZOOM WEBINAR (THREE (3) MINUTE LIMIT). PLEASE EMAIL PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING WITH A REQUEST FOR THE ZOOM WEBINAR LOGIN INSTRUCTIONS.
- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; AND,
- IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

JOIN THE MEETING:

<https://us02web.zoom.us/j/7921353850>

MEETING ID: 792 1345 3850

DIAL IN: 1-669-900-6833

Call To Order

Pledge of Allegiance

Roll Call

Chair Frank Gonzalez, Vice-Chair Jerry Gutierrez, John Peukert, Artist Gilbert, Al Twine, Dale Estvander, BarBara Chavez

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-21-0227](#)

Minutes from the April 14, 2021 Planning Commission meeting.

Attachments: [PC Minutes 4-14-2021.docx](#)

[PC-21-0265](#)

Minutes from the April 28, 2021 Planning Commission meeting.

Attachments: [PC Minutes 4-28-2021.docx](#)

Presentation

[PC-21-0262](#)

Presentation on Plan to House Our Rialto: 2021-2029 Housing Element Update

Public Hearings

[PC-21-0369](#)

Conditional Development Permit No. 2021-0007: A request for off-site sales of beer, wine, and spirits (Type 21) in conjunction with a grocery market to be located within an existing 8,000 square foot building located at 2018 N. Riverside Avenue within the Community Commercial (C-1) zone ("Rialto Ranch Market", "project" or "Project").

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B -Site Plan.pdf](#)
[Exhibit C- Floor plan and Elevations.pdf](#)
[Exhibit D-Crime Prevention Plan.pdf](#)
[Exhibit E- CDP 2021-0007 - Resolution.doc](#)

[PC-21-0393](#)

Conditional Development Permit No. 2021-0001: A request to allow the development and operation of a 40,164 square foot two-story climate-controlled indoor self-storage facility on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

Precise Plan of Design No. 2021-0001: A request to allow the development of a 40,164 square foot two-story climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and drainage improvements on 0.76 acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan. This project is categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

The above entitlements, together, are collectively referred to as “project” or “Project”.

Attachments:[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plans](#)[Exhibit D - Elevations](#)[Exhibit E - Preliminary Landscape Plan](#)[Exhibit F - Traffic Impact Analysis Scoping Agreement](#)[Exhibit G - Draft Resolution for CDP No. 2021-0001](#)[Exhibit H - Draft Resolution for PPD No. 2021-0001](#)**Action Items****Planning Division Comments****Commissioner Reports****Adjournment**



City of Rialto

Legislation Text

File #: PC-21-0227, **Version:** 1, **Agenda #:**

Minutes from the April 14, 2021 Planning Commission meeting.



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
April 14, 2021 - 6:00 p.m.

In compliance with social distancing protocols, the Regular meeting of the Planning Commission of the City of Rialto was held on April 14, 2021 from remote locations via teleconference within the guidelines of Governor Newsom's executive order N-29-20.

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This meeting was called by the presiding officer of the City of Rialto Planning Commission in accordance with the provisions of **Government Code §54956** of the State of California.

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CALL TO ORDER

Chair John Peukert called the meeting to order at 6:00 p.m.

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**PLEDGE OF
ALLEGIANCE**

Commissioner Al Twine led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

Chair John Peukert
Vice Chair Frank Gonzalez
Commissioner Jerry Gutierrez
Commissioner Dale Estvander (arrived at 6:09pm)
Commissioner Al Twine
Commissioner Artist Gilbert
Commissioner BarBara Chavez

Absent:

Staff Present:

City Attorney, Stephanie Gutierrez
Interim Community Development Director, Alexander Hamilton
Interim Public Works Director, Michael Tahan
Senior Planner, Daniel Casey
Administrative Assistant, Adrianna Martinez

**ELECTION OF
PLANNING
COMMISSION
CHAIR AND VICE
CHAIR**

Commissioner Al Twine nominated Vice-Chair Frank Gonzalez for the position of Chair, second by Commissioner Artist Gilbert. All in favor, *motion carried* 6-0-0.

Commissioner Al Twine nominated Commissioner Jerry Gutierrez for the position of Vice-Chair, second by Commissioner BarBara Chavez. All in favor, *motion carried* 6-0-0.

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**ORAL
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Adrianna Martinez stated there were none.

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**PLANNING
COMMISSION
MEETING MINUTES**

Chair Peukert announced that the next item on the agenda is Planning Commission Meeting Minutes.

Motion by Commissioner Al Twine, second by Vice Chair Frank Gonzalez to move to approve the January 27, 2021 Planning Commission Meeting Minutes. All in favor, *motion carried* 7-0-0.

PUBLIC HEARINGS

Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2020-0025 and Precise Plan of Design No. 2020-0049.

Senior Planner Daniel Casey presented a request to allow the establishment of a 39,295 square foot climate-controlled indoor self-storage facility, as well as modifications of the exterior façade, within an existing commercial building located at 1610 South Riverside Avenue. The project is categorically exempt pursuant of the California Environmental Quality Act (CEQA).

Commissioner John Peukert asked staff about tax revenue and Daniel Casey advised it is assessed through the Business License and Sales Tax.

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Chair Gonzalez opened the Public Hearing.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 7-0-0.

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Motion by Vice Chair Frank Gonzalez, second by Artist Gilbert to move to approve Conditional Development Permit No. 2020-0025 and Precise Plan of Design No. 2020-0049. All in favor, *motion carried 7-0-0*.

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Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2021-0016.

Senior Planner Daniel Casey presented a request to allow the sale of beer, wine, and distilled spirits for off-site consumption from a previously approved 3,400 square foot convenience market located at the corner of Foothill Boulevard and Larch Avenue.

Per the census tract 35.07, a maximum of three off-sale licenses are permitted by right, and this request would be the fourth, thus triggering the requirement for a finding of Public Convenience and Necessity. The implementation and enforcement of the Crime Prevention Plan will ensure the project does not negatively impact the surrounding uses.

The Commission asked if the School District responded to the Public Hearing and Daniel Casey informed them no response was received for the CDP nor when the project came before them in 2019.

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Chair Gonzalez opened the Public Hearing.

Sherrie Olson, Applicant Representative.

Sherrie Olson informed the Commission distilled spirits and premium liquor will be located behind the counter, which only a clerk has access. The Commission asked her to explain how the lockable doors work, and she advised some of the doors that house beer can be locked remotely from the "Point of Service" located at the counter while others are manually locked.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Artist Gilbert. All in favor, *motion carried 7-0-0*.

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to approve Conditional Development Permit No. 2021-0016. All in favor, *motion carried 7-0-0*.

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Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0043 and Environmental Assessment Review No. 2019-0053.

Senior Planner Daniel Casey presented a request to allow the development and use of a 54,484 square foot industrial storage warehouse/distribution center building for the storage and distribution of fuel products and lubricants on 4.87 gross acres located on the south side of Santa Ana Avenue and Riverside Avenue. The request also includes the landscaping, fencing, lighting, and drainage improvements. The project includes a Mitigated Negative Declaration for consideration.

Indoor building activities include the storage and distribution of containers and palletized products, fleet vehicle maintenance, and miscellaneous office functions. Outdoor building activities include fuel trailer storage and dispatch, storage of prepackaged high-octane fuel and diesel fuel, and the storage of empty fuel containers for disposal. No fuel will be dispensed at the site.

Crown City Engineers, Inc. prepared the Traffic Impact Analysis and determined the development will generate 883 new vehicle trips daily. Six intersections were analyzed and three were found to operate at Level of Service (LOS) F. Four of the intersections will operate at LOS E or worse with project and cumulative growth—Riverside Avenue and Slover Avenue, Riverside Avenue and I-10 Eastbound, Riverside Avenue and Valley Boulevard, and Riverside Avenue and San Bernardino Avenue. The recommended improvements include widening of Riverside Avenue to a six-lane roadway, relocation of traffic signal poles, and acquisition of right-of-way along Riverside Avenue.

On December 2, 2020, the Transportation Commission approved the Traffic Impact Study and the Fair-Share amount of \$699,181 and the applicant will pay an additional \$152,555 in regional traffic Development Impact Fees (DIF). In addition, the Transportation Commission approved an Annual Trip Generation Assessment that states the estimated trip generation can be compared to the actual trip generation and identify the need for additional fair-share contributions in the case of an increase within the first three years.

An Initial Study was prepared by Blodgett Baylosis Environmental Planning, Inc. and it was determined a Mitigated Negative Declaration was needed for the project. During the 20-day public comment period, no comment letters were received. There was a 30-day Native American Consultation Request Period, which only the Gabrieleño Band of Mission Indians-Kizh Nation requested consultation that took place on November 11, 2020.

The Commission asked when does the City expect to start the widening of Riverside Avenue. Interim Public Works Director Michael Tahan advised the City is working on an overlay project and anticipates going out to bid in June or July and commencing work towards the end of the year.

The Commission asked if the developers are going to assist with future maintenance costs of the roads. Michael Tahan informed them there is a Truck

Route Study currently taking place and it will help assist in developing a plan for future maintenance.

The Commission asked staff if there is a threshold for when the number of warehouses in the City becomes a hazard to the community and if the Fire Department reviewed the project. City staff informed the Commission thresholds are determined when traffic studies are done. Staff also indicated that the project was reviewed by the Rialto Fire Department and they recommended their standard conditions of approval and found it poses little to no risk to the community.

Additionally, the Commission voiced their concern with no definitive start date for the traffic improvements and requested staff to research funding for improvements. They also commented they do not feel comfortable in approving the project until they have the requested information. Interim Community Development Director Alex Hamilton advised he and staff will provide a report on the City's Capital Improvement Plan (CIP), which includes timeframes for City improvements and the approved Fair Share contributions, as well as the status on DIFs.

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Chair Gonzalez opened the Public Hearing.

Lupe Camacho, Rialto Resident

Lupe Camacho commended the Commission for considering not approving the project until they receive the update from staff. She stated when studies are completed, they only require the minimal amount of effort for mitigation measures from the developer. She asked how are the DIFs calculated because they appear to be too low for true to market value, and the Riverside Avenue improvements will not take place any time soon. In addition, she commented the Slover Avenue overlay project is a waste of money.

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John Killen, Executive Vice President for Xebec

John Killen addressed the Commission and stated any further delay will greatly impact the project and hinder it from moving forward.

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De Holbrook, SC Fuels

De Holbrook stated they already have vehicles operating in the City and the project will not add a significant amount of traffic. They have complied with every request and their Fair Share contribution will help improve a large section of Riverside Avenue.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 7-0-0.

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Motion by Commissioner John Peukert, second by Commissioner Dale Estvander to continue the public hearing for Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0043 until the Commission receives the requested information at the next Planning Commission meeting. All in favor, *motion carried 7-0-0*.

**PLANNING DIVISION
COMMENTS**

Chair Gonzalez stated that the next item on the agenda is Planning Division Comments

Senior Planner Daniel Casey announced the next Planning Commission Meeting is scheduled for April 28, 2021.

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**PLANNING
COMMISSION
COMMENTS**

Chair Gonzalez stated that the next item on the agenda is Planning Commission Comments.

Commissioner Peukert wanted to bring to his fellow Commissioner's attention the City of San Bernardino's City Council are discussing a warehouse moratorium.

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Motion by Commissioner Dale Estvander, second by Commissioner BarBara Chavez, to adjourn the meeting. All were in favor *motion carried 7-0-0*.

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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, April 14, 2021 adjourned at 7:50 p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant

Frank Gonzalez, Chair
Planning Commission



City of Rialto

Legislation Text

File #: PC-21-0265, **Version:** 1, **Agenda #:**

Minutes from the April 28, 2021 Planning Commission meeting.



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
April 28, 2021 - 6:00 p.m.

In compliance with social distancing protocols, the Regular meeting of the Planning Commission of the City of Rialto was held on April 28, 2021 from remote locations via teleconference within the guidelines of Governor Newsom's executive order N-29-20.

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This meeting was called by the presiding officer of the City of Rialto Planning Commission in accordance with the provisions of **Government Code §54956** of the State of California.

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CALL TO ORDER

Chair John Peukert called the meeting to order at 6:00 p.m.

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**PLEDGE OF
ALLEGIANCE**

Commissioner Dale Estvander led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

Chair Frank Gonzalez
Commissioner John Peukert
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner Artist Gilbert
Commissioner BarBara Chavez (arrived at 6:43pm)

Absent:

Vice-Chair Jerry Gutierrez

Staff Present:

City Attorney, Stephanie Gutierrez
Interim Community Development Director, Alexander Hamilton
Interim Public Works Director, Michael Tahan
Community Development Manager, Karen Peterson
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Administrative Assistant, Adrianna Martinez

**ORAL
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Adrianna Martinez and Daniel Casey stated there were none.

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**PLANNING
COMMISSION
MEETING MINUTES**

Chair Gonzalez announced that the next item on the agenda is Planning Commission Meeting Minutes.

There were no minutes for their review.

PRESENTATION

Presentation by Community Development Manager Karen Peterson and Interim Public Works Director Michael Tahan regarding Circulation Planning and Implementation.

The purpose of the presentation was to answer general questions about traffic conditions in the Agua Mansa area, and planning and implementation of future roadway improvement.

The Commission asked if there is a timeline for the completion of the Truck Route Study. Interim Public Works Director Michael Tahan advised the tentative completion date is Summer 2021.

PUBLIC HEARINGS

Chair Gonzalez stated the next item on the agenda is the continued item from the previous meeting Conditional Development Permit No. 2019-0020, Precise Plan of Design No. 2019-0043, and Environmental Assessment Review No. 2019-0053.

Senior Planner Daniel Casey presented a request to allow the development and use of a of 54,484 square foot industrial storage warehouse/distribution center building, along with associated paving landscaping, fencing, lighting, and drainage, for the storage and distribution of fuel products and lubricants located at Riverside Avenue and Santa Ana Avenue. The project includes a Mitigated Negative Declaration for consideration in accordance with the California Environmental Quality Act (CEQA).

Commissioner John Peukert asked staff about tax revenue and Daniel Casey advised it is assessed through the Business License and Sales Tax.

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Chair Gonzalez opened the Public Hearing.

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Brandi Smith, Representative of Property Owners

Brandi Smith advised the owners agree to all the Conditions of Approval.

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De Holbrook, SC Fuels

De Holbrook introduced himself to the Planning Commission.

Chair Gonzalez asked if there will be any sales on site and De Holbrook advised it is a wholesale facility with no retail.

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Lupe Camacho, City of Rialto Resident

Lupe Camacho commented it is a good project but has concerns with the coordination of the other projects on Riverside Avenue.

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried 5-0-0.*

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Motion by Commissioner Al Twine, second by Commissioner Artist Gilbert to move to approve Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0043. All in favor, *motion carried 5-0-0.*

Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2020-0001 and Precise Plan of Design No. 2020-0001.

Senior Planner Daniel Casey presented a request to allow the development and operation of an outdoor contractor's storage yard with associated paving, landscaping, fencing, lighting, and drainage located at Sycamore Avenue and Slover Avenue. The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA).

The operations include the storage of motorized paving equipment, which will remain stationary on-site until they are loaded for a project and no paving materials will be stored within the yard.

A Traffic Impact Study was prepared by K2 Traffic Engineering Inc., and it was determined the new development will generate 50 new daily vehicle trips. The study concluded the project will generate an insignificant amount of traffic but will contribute to an existing deficient delay at Riverside Avenue and I-10 Eastbound ramps. On April 7, 2021, the Transportation Commission approved the Traffic Impact Study and the Fair-Share amount of \$30,040 which will go

towards the widening of Riverside Avenue, relocation of traffic signal poles and the acquisition of right-of-way along Riverside Avenue.

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Chair Gonzalez opened the Public Hearing.

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Lupe Camacho, City of Rialto Resident

Lupe Camacho wanted to reiterate her concern with the coordination of the other projects on Riverside Avenue.

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Jim Harley, Applicant Representative

Jim Harley stated the applicant agrees with the Conditions of Approval. However, they are requesting modification and/or clarification to three of the Conditions. Conditions 40 and 67 indicate the project needs to connect to the sewer, but there is no connection nearby and asked if a septic system would be allowed as in a previous project. Condition 69 names the wrong street and asked for it to state Slover Avenue and not Santa Ana Avenue. Daniel Casey advised conditions 40 and 67 will be modified to state if the project is within 200 feet from a sewer connection, they must connect and will make a correction to the street named in condition 69.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Artist Gilbert, second by Commissioner Dale Estvander to approve Conditional Development Permit No. 2020-0001 and Precise Plan of Design No. 2020-0001 with modifications to Conditions of Approval 40, 67 and 69. All in favor, *motion carried* 6-0-0.

Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2019-0014, Precise Plan of Design No. 2019-0036, and Environmental Assessment Review No. 2019-0048.

Associate Planner Daniel Rosas presented a request to allow the operation and development of an outdoor storage yard for truck and trailer parking located at Riverside Avenue and Industrial Drive. The project includes a Mitigated Negative Declaration for consideration in accordance with the California Environmental Quality Act (CEQA).

Once the street improvements are completed, the site access point will be right-in and right-out only. A Traffic Impact Analysis was prepared by Kimley-Horn

and Associates and it was determined the proposed project will generate 850 vehicle trips daily. They analyzed seven intersections and determined the project along with cumulative growth will significantly impact three intersections— Riverside Avenue at I-10 eastbound ramps, Riverside Avenue at Slover Avenue and Riverside Avenue at Santa Ana Avenue. The recommended improvements to mitigate the project's impact at each intersection include adding a northbound right-turn lane at Riverside Avenue at I-10 eastbound ramps and adding a third north and southbound through lane at Riverside Avenue at Slover Avenue and Riverside Avenue at Santa Ana Avenue.

On March 4, 2020 the Transportation Commission approved the Traffic Impact Study and the fair-share amount of \$319,175.

No comments were received during the 20-day public comment period for the Environmental Assessment Review, but a consultation was requested during the 30-day Native American Consultation Period by the Gabrieleño Band of Mission Indians-Kizh Nation, which was held on July 1, 2020.

The Commission asked if all three projects were approved by the Transportation Commission and Daniel Rosas informed the projects were reviewed and approved separately by the Commission, but they evaluate the cumulative impact of each project.

City Consultant Monae Pugh with TKE Traffic advised the applicant was instructed by the Transportation Commission to undergo a review each year for three years for additional monitoring.

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Chair Gonzalez opened the Public Hearing.

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Daniel Onifer, Crown Enterprises

Daniel Onifer addressed the Commission and stated he was in attendance should they have any additional questions.

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Lupe Camacho, City of Rialto Resident

Lupe Camacho commended the Commission for bringing the concerns of the residents to the forefront.

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Al Twine, second by Commissioner Artist Gilbert to move to approve Conditional Development Permit No. 2019-0014, Precise Plan of Design No. 2019-0036, and Environmental Assessment Review No. 2019-0048. All in favor, *motion carried 6-0-0*.

**PLANNING DIVISION
COMMENTS**

Chair Gonzalez stated that the next item on the agenda is Planning Division Comments

Senior Planner Daniel Casey announced the next Planning Commission meeting scheduled for May 12, 2021 is cancelled, but there will be joint workshop with the Transportation Commission scheduled for the same evening.

Daniel Casey also informed the Commission that City Attorney Stephanie Gutierrez was joining another law firm and would no longer be attending their meetings.

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**PLANNING
COMMISSION
COMMENTS**

Chair Gonzalez stated that the next item on the agenda is Planning Commission Comments.

Commissioner John Peukert requested staff to request City Council to resume meetings in-person.

Commissioner Artist Gilbert asked whether the number of warehouses allowed for the appropriate zoned area pre-determined. Daniel Casey stated not necessarily, but there is a floor plan ratio which can be used to determine an estimated number based on ratios and acreage.

Commissioner Dale Estvander stated he does not believe the expansion of Riverside Avenue to six lanes is adequate and asked how far in advance are projects determined. Michael Tahan advised the six-lane expansion is based on capacity and anything wider will require additional right-of-way, impact other projects, additional studies, and funding. The Commission also asked if the City of Colton has any plans to expand Slover Avenue to Pepper Avenue, to which Michael stated he will discuss with Colton. In addition, Michael Tahan informed the Commission survey projections are anywhere from 20 to 30 years out depending on developments.

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Motion by Commissioner Dale Estvander, second by Commissioner John Peukert to adjourn the meeting. All were in favor, *motion carried 6-0-0*.

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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, April 28, 2021 adjourned at 7:37 p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant



City of Rialto

Legislation Text

File #: PC-21-0262, **Version:** 1, **Agenda #:**

FOR: Planning Commission Meeting [June 30, 2021]
TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Community Development Manager
FROM: Siri Champion, Senior Planner

Presentation on Plan to House Our Rialto: 2021-2029 Housing Element Update

BACKGROUND

This presentation is an introduction to the City's 6th Cycle Housing Element Update, known as the Plan to House Our Rialto, and is a precursor to a study session planned for mid-July. During the study session in mid-July, staff will present information about State housing law along with an overview of local needs, challenges, and responsibilities and facilitate a discussion on how to meet those needs.

ANALYSIS/DISCUSSION

In compliance with State law and in support of housing production, the City of Rialto is required to include a Housing Element in the City's General Plan and update it on a regular basis. The purpose of the Housing Element is to adequately plan to meet anticipated housing needs of everyone in the community. An important point of clarification is that the Housing Element neither requires nor authorizes any housing units to be built. Instead, it creates opportunities for private developers to construct residential projects.

The City is currently on a four-year update cycle and statutorily required to submit an adopted Housing Element to the California State Department of Housing and Community Development (HCD) by October 15, 2021.

Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is mandated by State housing law as part of the regular Housing Element Update process and quantifies the need for housing within each jurisdiction during specified planning periods or update cycles.

The Plan to House Our Rialto will comply with State law including goals, policies, objectives, and programs to preserve, improve, and promote the production of housing for all income levels. The plan will also address the City's share of the Regional Housing Needs Assessment (RHNA) and demonstrate how it can be accommodated. Overall, the SCAG region must accommodate 1,341,827 total units, which have been allocated by SCAG to all the jurisdictions in the region. Rialto's share is summarized in the following table.

2021-2031 (6th Cycle) Regional Housing Needs Assessment Allocation by Income Level* for City of Rialto

Very-low income	Low income	Moderate Income	Above-moderate	Total
\$37,650	\$60,250	\$75,300	\$90,350	
2,212	1,203	1,368	3,469	8,252

* 2020 State Income Limits for 4-person households in San Bernardino County

Overview of the Process

Preparation of the Plan to House Our Rialto is occurring in four phases. The first phase involves identification of issues pertaining to current housing conditions, sites with development potential, and community priorities. During the second phase, the team will evaluate potential opportunity sites and housing policies by applying criteria informed by community priorities. The third phase includes developing the plan and incorporating community input. The last phase includes and adoption by the Planning Commission and City Council and HCD's review of the plan.



Stakeholder Engagement

Engagement of community members, community-based organizations, service providers, developers, and other stakeholders is critical to the success of the Plan to House Our Rialto. During each phase, stakeholders will be invited to participate.

The Phase 1 Virtual Workshop took place on May 19. The event attracted 36 participants, excluding City staff and the project team. For those who were unable to attend, a self guided version of the presentation and activities was available on-line and in-person through June 13. Videos of the May 19 workshop can be found on the website at www.yourrialto.com/HouseOurRialto <<http://www.yourrialto.com/HouseOurRialto>>. A report will be prepared to summarize results from the Phase 1 virtual and self-guided workshops. Major themes that have emerged include the need for:

- Affordable housing;
- Different types of housing such as larger single-family homes, multi-generational housing, and mixed-use housing with commercial;
- Safe, environmentally friendly housing; and,

- Retaining and rehabilitating older homes.

Next Steps

The project team is preparing for a study session in July. The primary focus will be to discuss potential opportunity sites best suited for residential development and potential policy updates. There may be a need to identify additional sites for residential zoning at increased densities to accommodate the City's RHNA obligation. Therefore, the study session will include a discussion of alternative approaches for identifying locations where additional housing and increased densities would be desirable. This input will enable staff and the consultant to begin preparing the draft document for community review.

GENERAL PLAN CONSISTENCY

The Housing Element and its implementation plan are a required component of the General Plan. This activity is consistent with Goal 6-2, which is to "promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region."

RECOMMENDATION

Staff recommends that the Planning Commission receive and file this report.



City of Rialto

Legislation Text

File #: PC-21-0369, **Version:** 1, **Agenda #:**

FOR: The Planning Commission Meeting of June 30, 2021
TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Community Development Manager
FROM: Dionne Harris, Senior Planner

Conditional Development Permit No. 2021-0007: A request for off-site sales of beer, wine, and spirits (Type 21) in conjunction with a grocery market to be located within an existing 8,000 square foot building located at 2018 N. Riverside Avenue within the Community Commercial (C-1) zone ("Rialto Ranch Market", "project" or "Project").

APPLICANT:

Ghazwan Akraa, Akraa Architectural Creation, 14617 Victory Blvd. #3, Van Nuys, CA 91411.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0264-371-02) located on the south side of Casmalia Street and west of Riverside Avenue [Refer to the attached Location Map (**Exhibit A**)].

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Neighborhood Commercial
North	Residential 6
East	Neighborhood Commercial
South	Neighborhood Commercial
West	Neighborhood Commercial

Surrounding Zoning Designations

Location	Zoning
Site	Neighborhood Commercial (C-1)
North	Single Family Zone (R-1A-10000)

East	Neighborhood Commercial (C-1)
South	Neighborhood Commercial (C-1)
West	Neighborhood Commercial (C-1)

Site Characteristics

The project will be located within an existing commercial building at the Ranch Verde Plaza retail center (**Exhibit B**). Minor tenant improvements will be needed to establish the project.

Surrounding Area

The project site is bounded by single-family residences to the north and west, Riverside Avenue to the east, and State Route 210 to the south. The project's main entrance will be to the south. To the north there is a block wall and landscaping across from single family residences along Casmalia Street. The only access to the project is along Riverside Avenue.

ANALYSIS/DISCUSSION:

Project Proposal

Akraa Architectural Creation, the applicant, proposes to establish a grocery market known as "Rialto Ranch Market". As part of the project, beer, wine, and spirits will be sold for off-site consumption. Additionally, grocery items and meats will be sold at the "Rialto Ranch Market".

Entitlement Requirements

The development of a grocery market in the Neighborhood Commercial (C-1) Zone is allowed by right. However, per Section 18.110.040 of the Rialto Municipal Code, the sale of alcoholic beverages within the market for off-site consumption requires the approval of a Conditional Development Permit by the Planning Commission. The applicant complied with this requirement and filed a Conditional Development Permit application on May 9, 2021.

Floor Plan

The floor plan of the project (**Exhibit C**) will include five 3-foot-wide by 4-foot-long and 7-foot-high display shelves. The meat area will have four meat refrigerators displaying meat for sale. There will be two vegetable displays and an 84 square foot vegetable produce refrigerator. The left wall of the project will be lined with a 34-doored refrigerator for soft drinks, frozen vegetables, deli meats, beer, and wine. The interior to the right will have three cashier stations. The non-refrigerated spirits will be located behind the cashier stations. Approximately, 8 percent of the project will be devoted to alcohol items for sale.

Operations

The project will operate seven (7) days a week, from 7:00 a.m. to 12:00 a.m. with five (5) full-time and five part-time employees.

In accordance with Section 18.106.050A(1) of the Rialto Municipal Code, the applicant submitted a Crime Prevention Plan (**Exhibit D**) that details measures to increase employee and customer safety and minimize criminal activity on the project site. Safety measures contained within the Crime Prevention Plan include the installation of security lighting at a minimum of 1.5 foot-candles around the entire building, the installation of burglary and robbery alarms, and surveillance cameras.

Sergeant Joshua Lindsay with the Rialto Police Department reviewed and endorsed the prevention measures contained within the applicant's Crime Prevention Plan and concluded that, if properly implemented and sustained, these safety measures will minimize crime and nuisance activities that may otherwise be associated with the project. Additionally, the draft resolution for Conditional Development Permit No. 2021-0007 includes a condition of approval requiring adequate management to always be on-site at the grocery store to ensure proper execution of the Crime Prevention Plan.

Off-Sale of Beer, Wine, and Spirits

To sell alcohol, the business owner will need to obtain a Type 21 license from the California Department of Alcoholic Beverage Control (ABC) for the off-site sale of beer, wine, and spirits.

According to the ABC, the project site is located within Census Tract 27.06 where a maximum of three (3) licenses are allowed, based upon its current population of 14,133 persons. Currently, ABC has three (3) active licenses within Census Tract 27.06:

- (i) Rite Aid Store located at 2020 N Riverside Avenue;
- (ii) Chevron located at N Riverside Avenue and E Highland Avenue; and,
- (iii) Shell located at 5985 N Palm Avenue.

Adding a fourth license will exceed the maximum number of licenses allowed by right in Census Tract 27.06. As a result, prior to the issuance of a Type 21 ABC license for the market, ABC requires a Finding of Public Convenience and Necessity (PCN) for additional alcohol sales at this location.

Section 18.110.090 of the Rialto Municipal Code provides specific requirements regarding the issuance of a PCN. These requirements are intended to ensure that the issuance of the ABC license for the project will not negatively affect the neighboring uses. The proposed Type 21 ABC license request meets these requirements and can be approved based on the following findings:

- 1) The Police Department supports this request. The applicant prepared and submitted a Crime Prevention Plan (**Exhibit D**) for the project, in accordance with Section 18.106.050 of the Rialto Municipal Code. Sergeant Joshua Lindsay with the Rialto Police Department reviewed and endorsed the prevention measures within the Crime Prevention Plan. Safety measures contained within the Crime Prevention Plan include the installation of security lighting at a minimum of 1.5 foot-candles around the entire building, the installation of burglary and robbery alarms, as well as surveillance cameras. The Crime Prevention Plan also includes a measure requiring auto-locks on the alcohol refrigerators from 2:00 a.m. to 6:00 p.m. The Rialto Police Department concludes that, if properly implemented and sustained, these safety measures will minimize crime and nuisance activities that may otherwise be associated with the establishment.
- 2) The request will not lead to the grouping of more than four (4) establishments that sell alcoholic beverages and spirits for off-site consumption within a 1,000-foot radius of the proposed grocery market. There are currently three (3) active ABC licenses within 1,000 feet of the proposed project:

- (i) Rite Aid Store located at 2020 N Riverside Avenue

- (ii) Chevron located at N Riverside Avenue and E Highland Avenue, and
- (iii) (iii) Shell located 5985 N Palm Avenue.

- 3) Section 18.110.050 of the Rialto Municipal Code provides separation criteria between establishments that engage in the off-sale of alcohol, and sensitive uses, such as churches, schools, etc. Measurements are obtained by measuring the airline from the closest edge of any sensitive use structure to the closest edge of the premises or parking lot or area of the establishment for off-sale of alcoholic beverages, using whichever distance is shorter. The proposed location of the project exceeds the minimum separation criteria as shown in the chart below and as required by Section 18.110.050 of the Rialto Municipal Code:

<i>Separation from...</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Meets Code</i>
<i>Schools (Rialto Middle School)</i>	Min. 1,000 ft.	2,619+/- ft.	Yes
<i>Churches/Parks (The Light Church)</i>	Min. 500 ft.	2,299+/- ft.	Yes
<i>Residential Areas</i>	Min. 100 ft.	172+/- ft.	Yes

- 4) The proposed use will be vital to the success of the project without introducing any adverse impacts to the community. The financial stability of the business requires a complete range of typical wares as other grocery markets in the near vicinity already provide this service to their customers.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The proposed project will be located within an existing building within an existing retail center known as the Rancho Verde Plaza. Therefore, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. Class 1 allows for the exemption of a project which allows construction of an addition to an existing structure provided that the addition does not result in an increase of more than 50 percent of the existing floor area and surrounded by existing developments. This project meets the guidelines established by CEQA and in compliance with the General Plan and Zoning designations for the site.

PUBLIC NOTICE:

The City mailed a public hearing notice for the proposed project to all property owners within 1000 feet of the project site and published the public hearing notice in the *San Bernardino Sun* newspaper

as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Find that the project is categorically exempt from the California Environmental Quality Act (CEQA);
- Make a finding of public convenience and necessity to allow the sale of beer, wine, and spirits for off-site consumption in conjunction with the Project; and
- Adopt the attached Resolution (**Exhibit E**) to approve Conditional Development Permit No. 2021-0007 based on the findings included in this staff report and subject to the findings and conditions of approval included therein.

ATTACHMENTS:

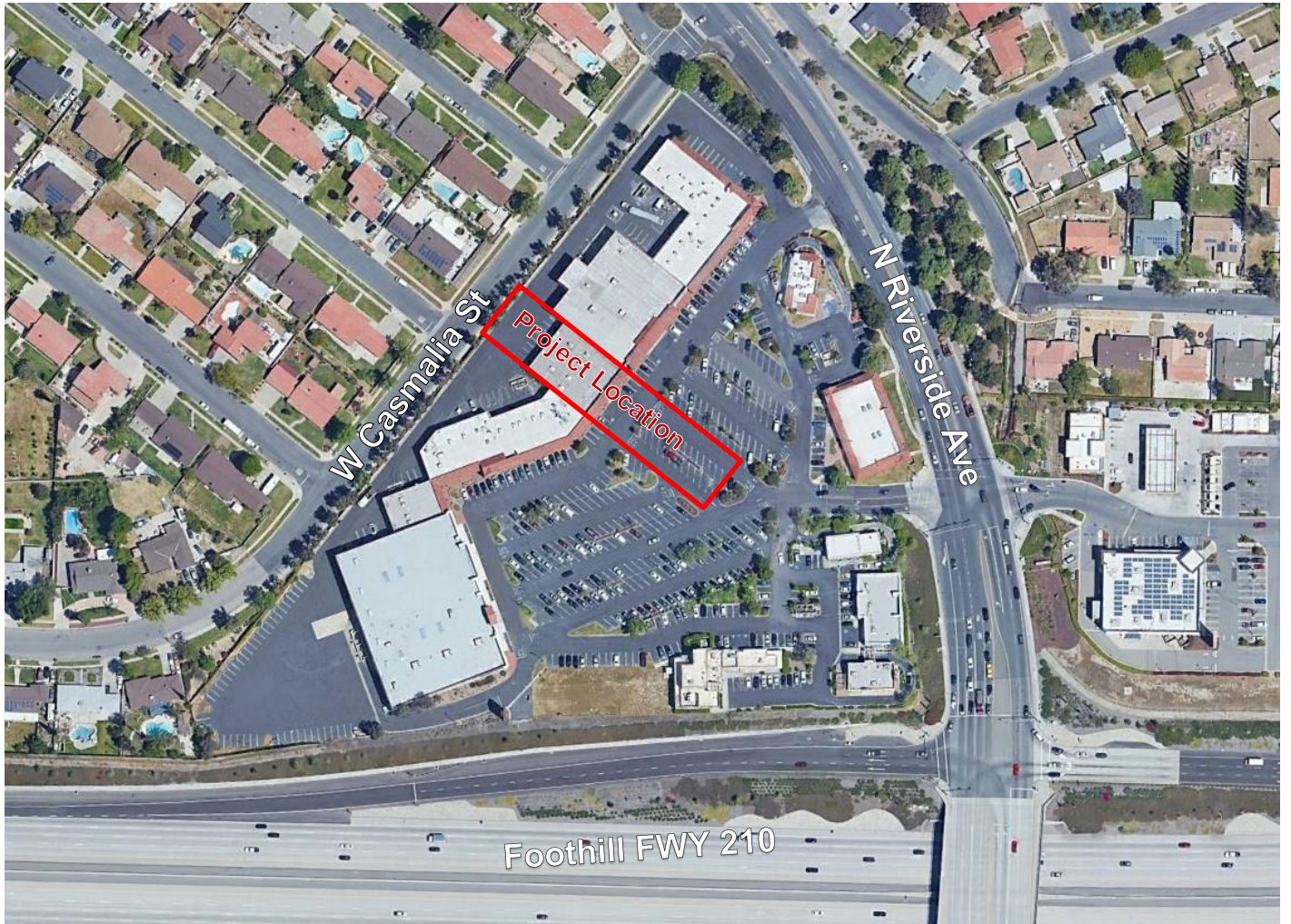
Exhibit A: Location Map

Exhibit B: Site Plan

Exhibit C: Floor Plan

Exhibit D: Crime Prevention Plan

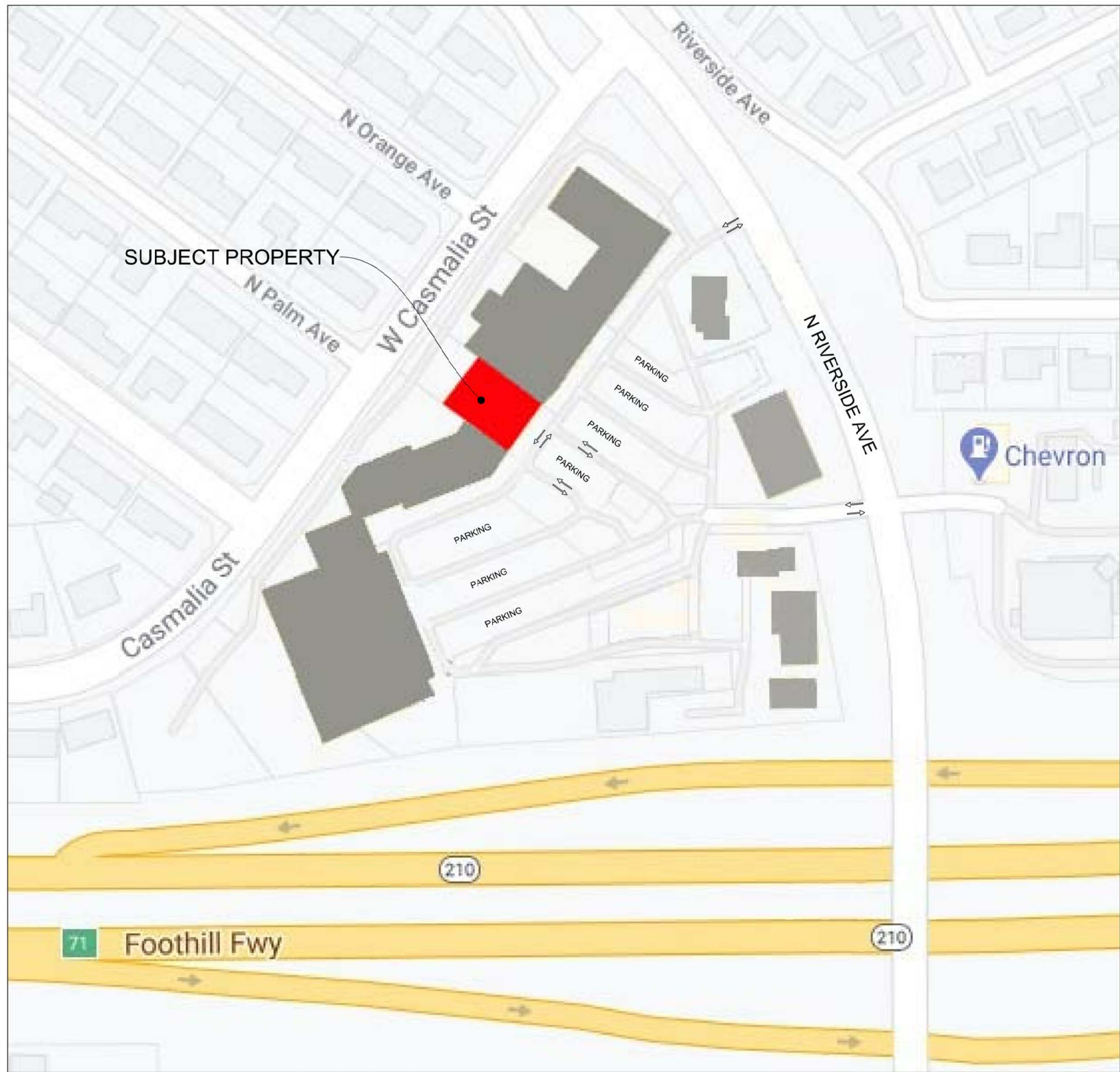
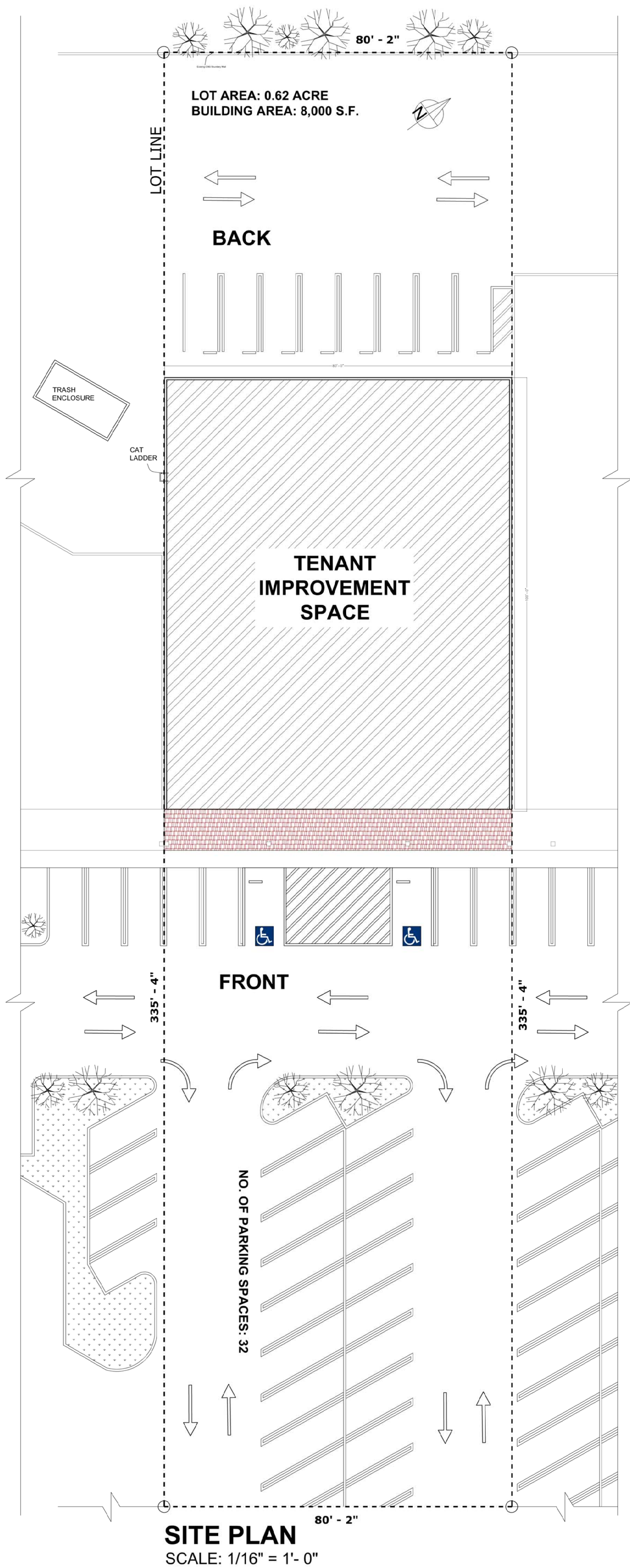
Exhibit E: CDP 2021-0007 Resolution



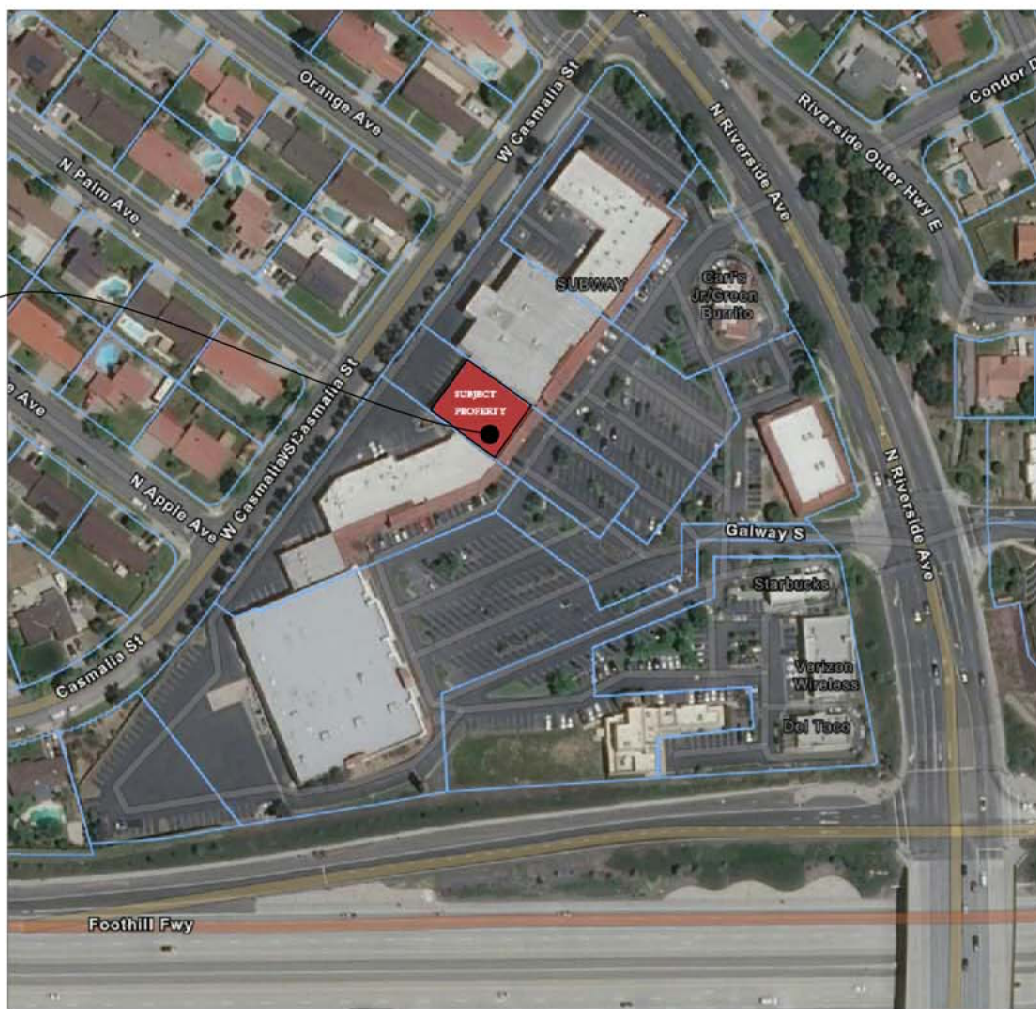
Project Location Map



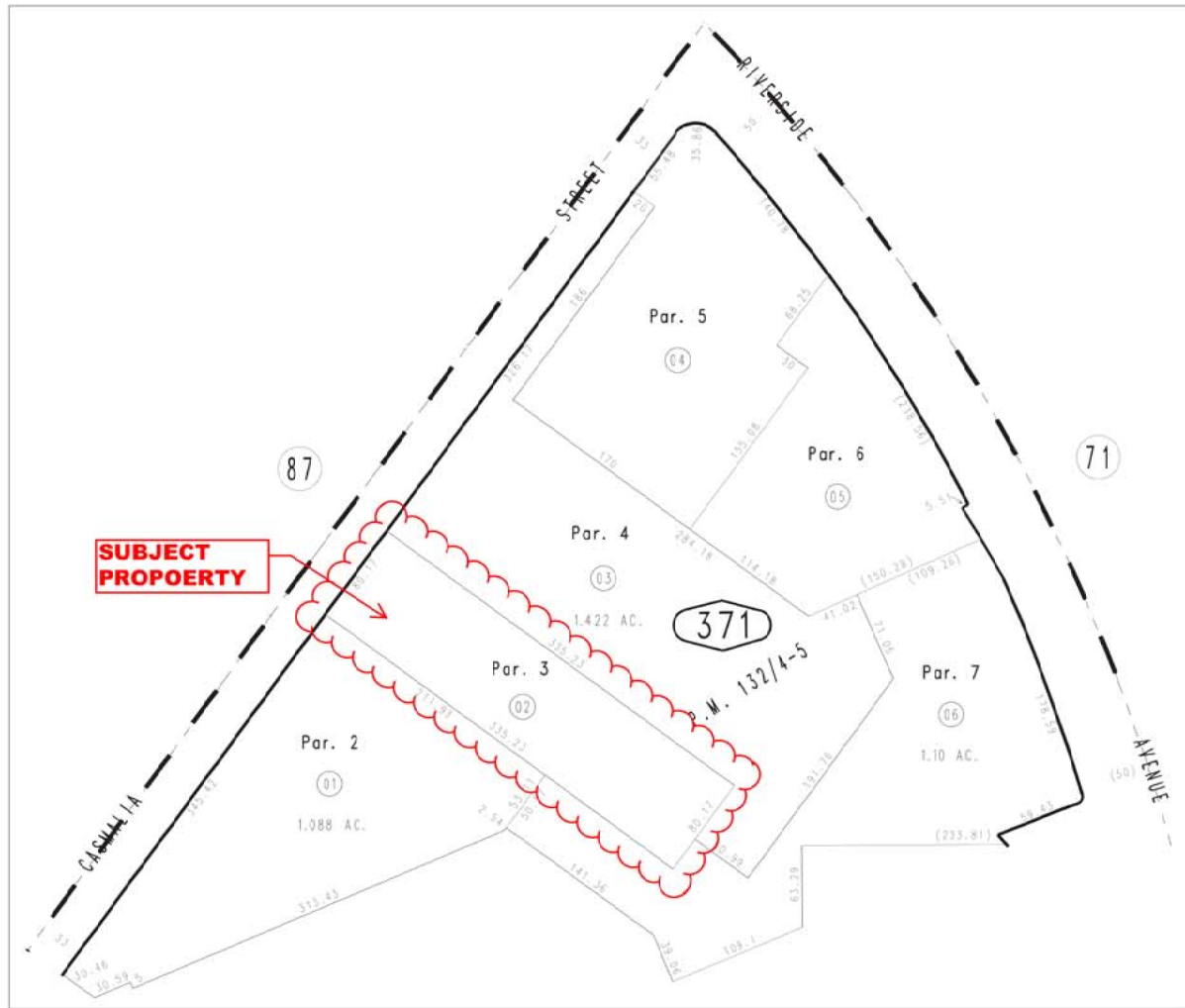
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GENERAL SITE PLAN



SHOPPING CENTER SITE MAP

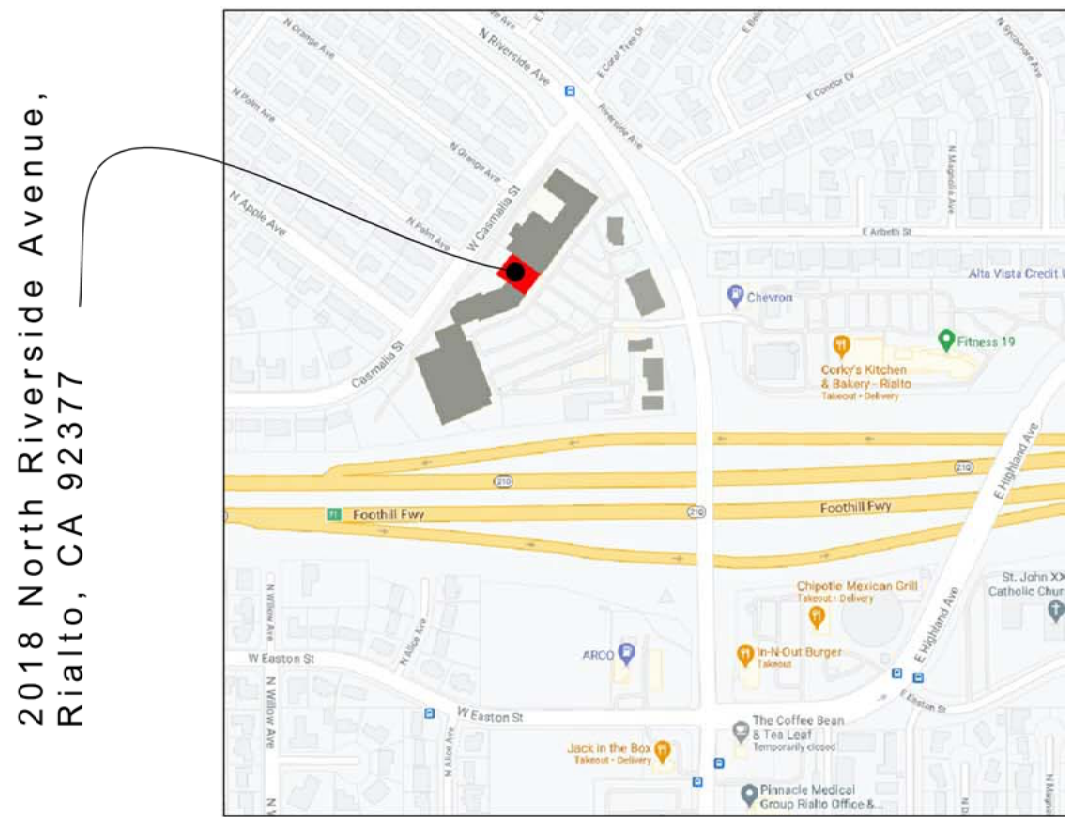


PARCEL MAP



PHOTOGRAPHS OF SURROUNDINGS

VICINITY MAP



CONSULTANTS / OWNER'S CONTACTS

ARCHITECT
AKRAA ARCHITECTURAL CREATIONS
14617 VICTORY BLVD, SUITE 3
VUNNUYS, CA 91411
818-241-0500

OWNER
RIALTO RANCH MARKET
2018 NORTH RIVERSIDE AVENUE
RIALTO, CA 92377
909-532-3987

SCOPE OF WORK

TENANT IMPROVEMENT OF COMMERCIAL SPACE TO HAVE
PRODUCE MARKET, MEAT DEPARTMENT, FOOD AREA, AND LIQUOR.

WORKS INCLUDE WALLS, FLOORS, SUSPENDED CEILING, FINISHES,
MECHANICAL, ELECTRICAL, AND PLUMBING WORKS

LEGAL DESCRIPTION

PROJECT ADDRESS : 2018 NORTH RIVERSIDE AVENUE,
RIALTO, CA 92377
COUNTY : SAN BERNARDINO
APN : 026437102

PROJECT DATA

STOREY : ONE STOREY
LOT AREA : 27,000 S.F.
(E) BUILDING AREA : 8,000 S.F.
SPRINKLER SYSTEM : YES

PARKING DATA

SALES AREA = 3400 SQ.FT / 300 = 12 PARKING
FOOD AREA = 150 / 25 = 6 PARKING
STORAGE AREA = 4450 / 600 = 8 PARKING
TOTAL REQUIRED RETAIL PARKING = 26
(32) PARKING PROVIDED INCLUDING (2) HANDICAP PARKING

SHEET INDEX

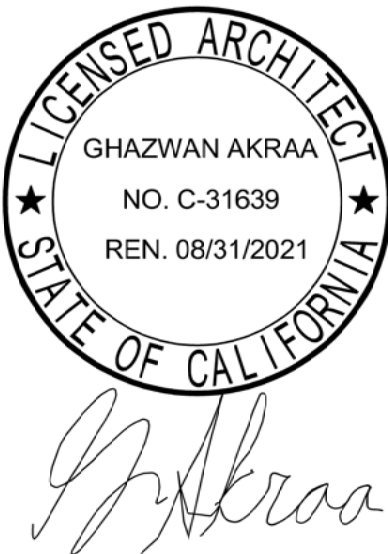
ARCHITECTURAL

- A1.1 SITE PLAN
- A2.1 FLOOR PLAN & ELEVATIONS
- A3.1 REFLECTED CEILING & (E) FLOOR PLAN
- A4.1 EQUIPMENT PLAN & LIST
- GD1 COMMERCIAL ACCESSIBILITY DETAILS
- GN1 COMMERCIAL ACCESSIBILITY GENERAL NOTES

APPLICABLE CODE

-2019 CRC 2020 LARC
-2019 CBC
-2019 CEC
-2019 CMC
-2019 CPC
-2019 CFC
-2019 CALIFORNIA ENERGY CODE

RIALTO RANCH MARKET
2018 North Riverside Avenue,
Rialto, CA 92377



SITE PLAN

NO.	DATE	REVISION
DRAWN		•
SCALE		• AS SHOWN
DATE		• 12/21/2020
JOB		• 12212020
SHEET		•

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NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES -WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES." OBTAIN APPROVAL FROM REAL ESTATE BUSINESS UNIT OF DWP.
2. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
 - a. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 3306.
 - b. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.
3. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48" (210-52 NEC)
4. ALL NEW LIGHTING SHALL BE FROM AN ENERGY HIGH EFFICACY LIGHT SOURCE (E.G. FLUORESCENT LAMP (T-24, SEC. 150 (K).
5. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R3306.3).
6. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
7. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5. (R340).
8. ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOMS/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R602.3.4.1).
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE ARCHITECT AND OWNER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AND/OR SPECIFICATIONS WHICH IN FACT EXIST OR WHICH MAY BE REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
10. ALL OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF WORKING DRAWINGS AND/OR SPECIFICATIONS WHICH MAY REQUIRE CLARIFICATION OR ADDITIONAL DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. IF THE CONTRACTOR PROCEEDS TO COMPLETE THE WORK ON HIS OWN, HE SHALL ASSUME FULL RESPONSIBILITY FOR SUCH WORK.
11. DO NOT SCALE DRAWINGS.
12. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL FOR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
13. CONTRACTOR SHALL CONSULT ALL REPRESENTATIVES OF CITY, GAS, LIGHT, WATER, POWER AND PHONE COMPANIES, CONCERNING AVAILABLE FACILITIES BEFORE STARTING WORK OR CONNECTING FACILITIES.
14. CONTRACTOR SHALL PROVIDE SUBSTANTIAL AND ADEQUATE PROTECTION FOR PEDESTRIAN AND OTHER TRAFFIC ADJACENT TO CONSTRUCTION SITE, IN ACCORDANCE WITH U.S.C. CHAP. 44.
15. PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
16. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN TEMPORARY ELECTRIC LIGHTS WHEREVER IT IS NECESSARY TO PROVIDE ILLUMINATION FOR THE PROPER PERFORMANCE AND INSPECTION OF THE WORK. THE LIGHTING SHALL PROVIDE SUFFICIENT ILLUMINATION, AND SHALL BE PLACED AND DISTRIBUTED IN EVERY PLACE WHERE WORK IS BEING PERFORMED. THIS TEMPORARY LIGHTING EQUIPMENT SHALL BE MAINTAINED THROUGHOUT THE WORK. AVAILABLE FOR THE USE OF THE OWNER AND ARCHITECT WHENEVER REQUIRED FOR INSPECTION.
17. CLEAN-UP: ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK AND SHALL DISPOSE OF SAME IN A LEGAL MANNER.
18. ALL MATERIALS USED ON THE JOB SHALL BE NEW, UNUSED, CLEAN AND FREE FROM DEFECTS.
19. ALL MATERIALS SHALL BE OF THE BEST OF THEIR RESPECTIVE KINDS. ALL LABOR INSTALLATION SHALL BE PERFORMED IN THE BEST POSSIBLE MANNER BY SKILLED WORKERS.
20. ALL WORK SHALL CONFORM TO THE BEST PRACTICE METHODS PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
21. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO OWNERS' PROPERTY AS A RESULT OF NEGLIGENCE.

GENERAL NOTES:

1. PROVIDE A MINIMUM OF 3" DIAMETER SEWER/ DRAIN LINE WITH 2% SLOPE.
2. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS CBC SECTION 2320.11.9.10.
3. HEATING AND AIR CONDITIONING SYSTEM TO BE IN ACCORDANCE WITH TITLE 24 ENERGY STANDARD.
4. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
5. FAU AND CONDENSER MUST MATCH TITLE 24
6. GAS SHUTOFF: AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
7. FIRE STOPS TO BE INSTALLED IN THE FOLLOWING PLACES:
 - A. IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH
 - B. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.
8. STOVES/FIREPLACES: ALL SOLID FUEL BURNING APPLIANCE MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS REQUIRED BY THE AIR POLLUTION CONTROL BOARD.

PLUMBING NOTES:

1. EFFECTIVE JAN 1 2014 CALIFORNIA SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN1, 1994 WITH WATER CONSERVING PLUMBING FIXTURES. TO COMPLY WITH FORM SRN 16
2. THE MINIMUM SIZE CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING LISTED CPC TABLE 5-1
3. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE

CONSTRUCTION SAFETY:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF HIS WORK
2. THE CONTRACTOR SHALL PROTECT PUBLIC UTILITIES EQUIPMENT BY ENCLOSING OR BOXING IN. UPON COMPLETION OF THE WORK, REMOVE ALL ENCLOSURES OR PROTECTION AND LEAVE THE WORK IN A FINISHED CONDITION.
3. NO TRENCHES OR EXCAVATIONS SHALL BE 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS A PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
4. ALL ELEVATED AREAS OF WORK, SUCH AS EQUIPMENT PLATFORMS, SHALL HAVE TEMPORARY BARRIERS AROUND THEIR ENTIRE PERIMETER MAINTAINED UNTIL PERMANENT SCREENS ARE COMPLETED, PER OSHA REQUIREMENTS.
5. ALL PERSONS PERFORMING WORK OR OTHER DUTIES ON ROOF AND/OR OTHER ELEVATED LOCATIONS SHALL, AT ALL TIMES, BE PROTECTED WITH SAFETY LINES OR OTHER APPROPRIATE PROTECTIVE DEVICES, PER OSHA REQUIREMENTS
6. THE ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING OR PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE MENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS

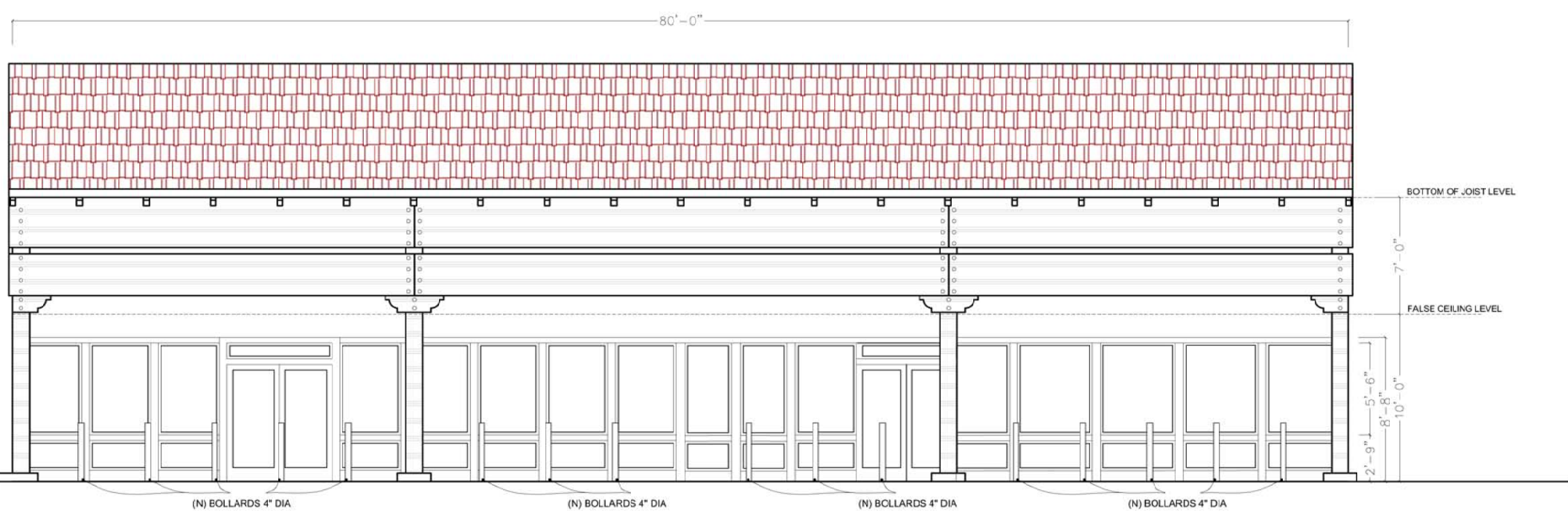


(E) BACK ELEVATION



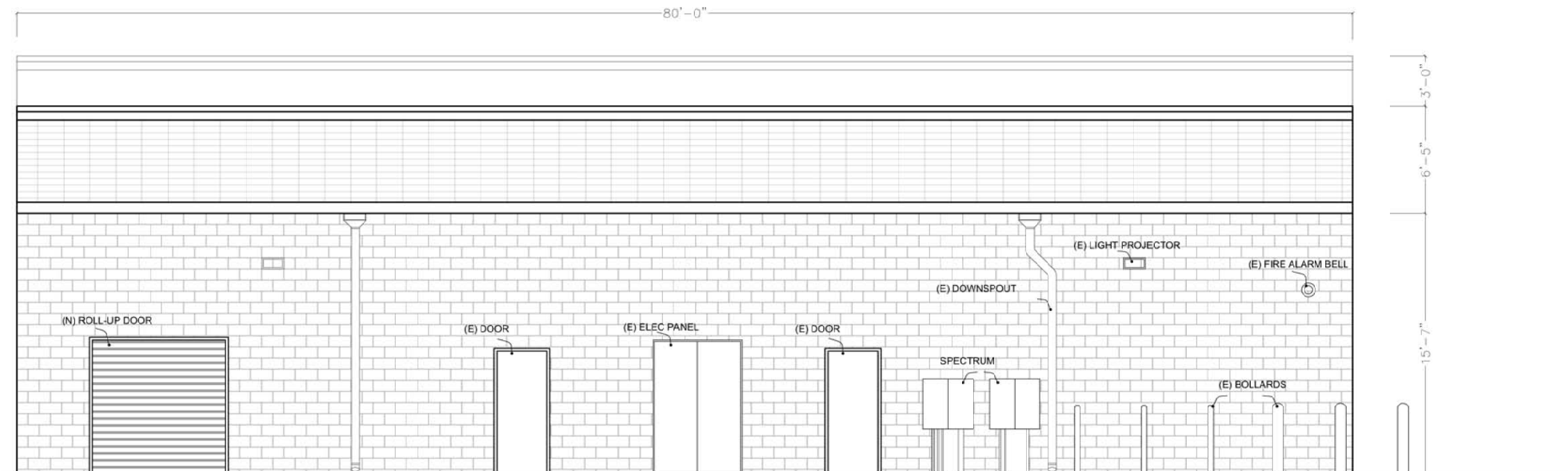
(E) FRONT ELEVATION

EXISTING ACCESSIBLE PARKING (FIELD VERIFY) TO BE REPAINTED WITH COMPLAINT STRIPING PAINT ALSO (SEE DETAILS A&B ON THIS SHEET FOR SIGNS)



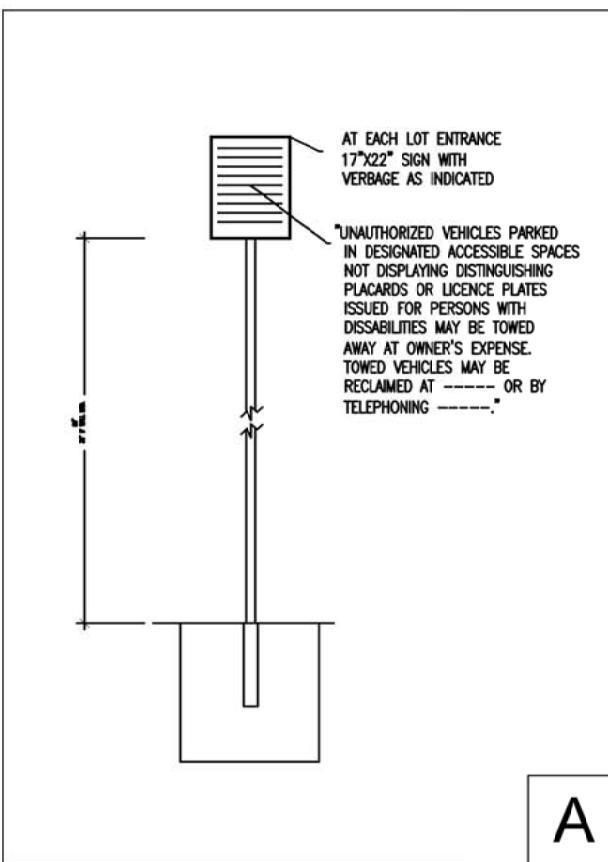
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

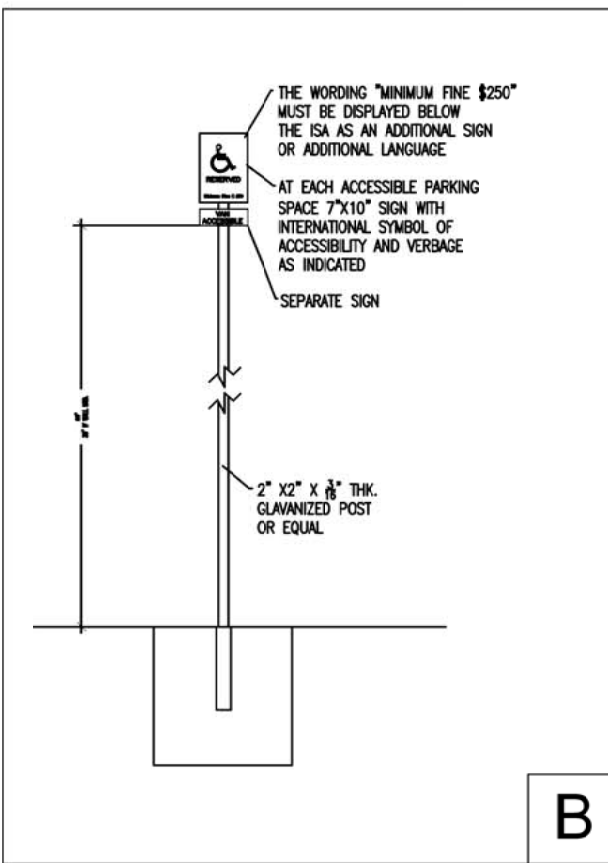


BACK ELEVATION

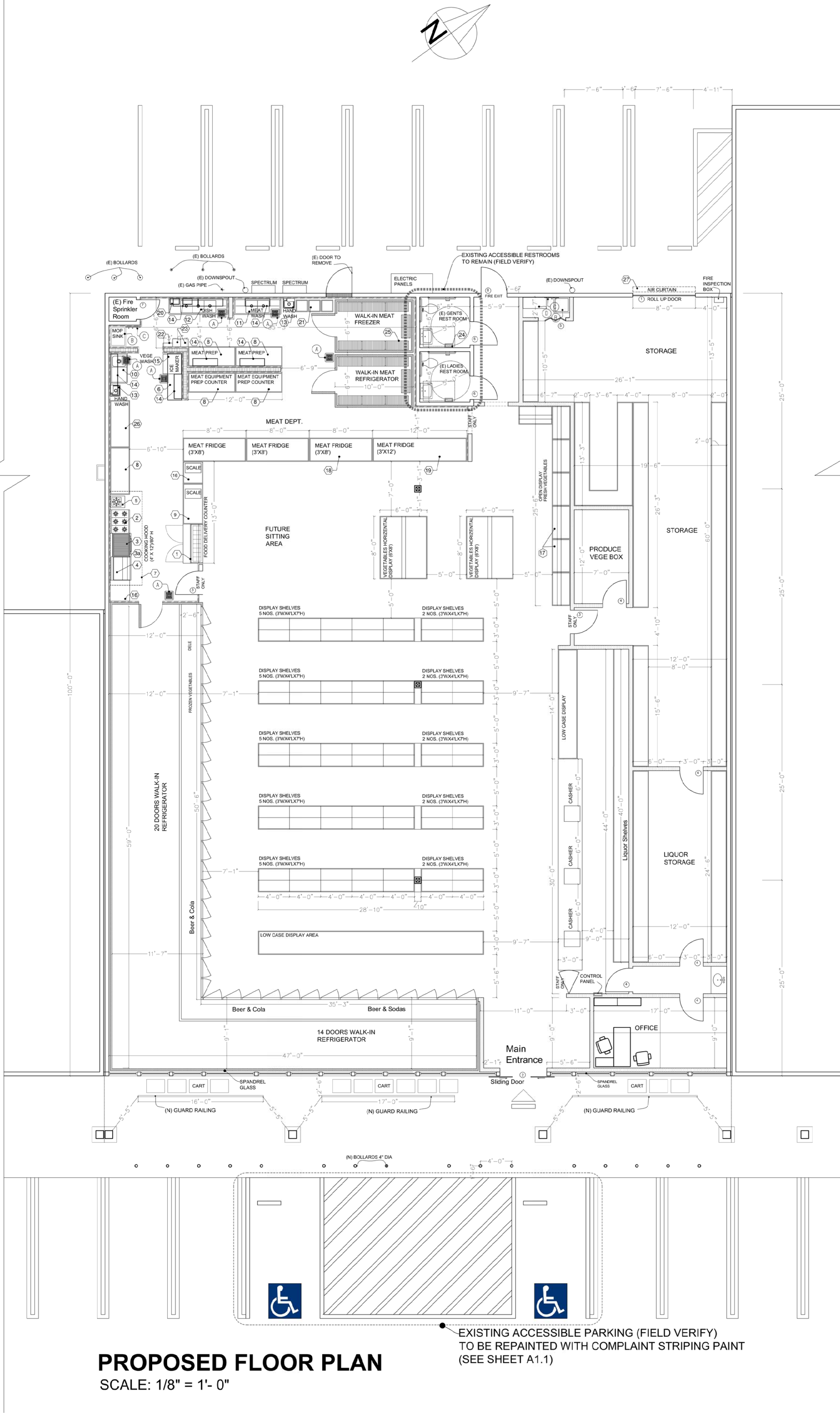
SCALE: 1/8" = 1'-0"



STANDARD SPACE SIGNAGE



TOW AWAY SIGNAGE



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXISTING ACCESSIBLE PARKING (FIELD VERIFY) TO BE REPAINTED WITH COMPLAINT STRIPING PAINT (SEE SHEET A1.1)

RIALTO RANCH MARKET at (2018 N Riverside Ave, Rialto CA 92377)

1. Measures to Increase Employee and Customer Safety:

- RIALTO RANCH MARKET employees and owners are aware and trained about security procedures, violence avoidance and recommended behaviors for managing a robbery or other potentially violent encounter.
- We will train our staff on how to prevent the sale of Age restricted products such as Alcohol and cigarettes. This shall be done with new hires and on a yearly basis.
- Our design puts the cash register opened to the sales area and in line with the store main entrance so Police and others can see inside.
- Any violations and accusations of violations are considered serious and may trigger full investigation, with the possibility of termination of employee.

2. Enhanced Security Measures:

- RIALTO RANCH MARKET will incorporate state-of-the-art video camera systems and alarms. Our Store will have closed circuit video cameras with audio capabilities mounted in clear view of the customers. Cameras will be displayed at the main entrance, cash register, and store front and we will use FUSUS for the camera connection to the PD.
- The alarm system will also include fixed and remote-activator devices.
- All systems may be coordinated with Rialto Police systems as required.
- Our store will be equipped with a Time-Access Safe.
- Employees will be instructed to keep no more than \$50 in the cash register.
- Signs will be posted on the door or window notifying patrons that less than \$50 is kept in the cash register and that the store staffers cannot open the safe.

3. Measures to Control Loitering:

- Train store employees on how to ask loiterers to leave the premises.
- Maintain a clear line of sight into and out of the store and a well litter-free store sidewalk.
- Engage local police when there is a problem.
- Post "No Loitering" signs.

4. Any other Crime related measures required by the police department which are intended to mitigate the cost of the city provide services for the proposed store.

- The sale of drug paraphernalia, gang paraphernalia, and adult-oriented magazines and materials is prohibited.
- Crime prevention measures, as endorsed by the City of Rialto Police Department, shall be incorporated into the design and operation of the business as follows:
 - A locking device shall be installed on the cash register.
 - An adequate floor safe shall be installed behind the counter.
 - Self – locking doors for the coolers/storage that contain alcoholic beverages.
 - Burglary and robbery alarm systems shall be installed as per Rialto Police Department.
 - All tobacco products will be displayed and sold from behind the cash register counter area.

RIALTO RANCH MARKET



RESOLUTION NO. 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2021-0007 AND MAKING A FINDING OF PUBLIC CONVENIENCE AND NECESSITY (PCN) TO ALLOW THE SALE OF BEER, WINE, AND SPIRITS FOR OFF-SITE CONSUMPTION WITHIN A PROPOSED 8,000 SQUARE FOOT MARKET WITHIN MULTI-TENANT COMMERCIAL BUILDING ON 0.62 GROSS ACRES OF LAND (APN: 0264-371-02) LOCATED ON THE NORTHWEST CORNER OF WEST CASMALIA STREET APPROXIMATELY 450 FEET OF RIVERSIDE AVENUE WITHIN THE COMMUNITY COMMERCIAL (C-1) ZONE.

WHEREAS, the applicant, Akraa Architectural Creation, LLC, proposes to sell beer, wine and spirits for off-site consumption from a proposed 8,000 square foot grocery market (“Project”) within a multi-tenant commercial center on 0.62 acres of land (APN: 0264-371-02) located on the northwest corner of West Casmalia Street approximately 450 feet of Riverside Avenue within the Neighborhood Commercial (C-1) Zone (“Site”); and

WHEREAS, pursuant to Section 18.110.040 of the Rialto Municipal Code, the Project requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 2021-0007 (“CDP No. 2021-0011”); and

WHEREAS, according to California Department of Alcoholic Beverage Control (ABC), the Site is located within Census Tract 27.06, and ABC will allow a maximum of three (3) licenses for the sale of beer, wine and spirits for off-site consumption by right within this particular census tract, based upon its current population of approximately 14,133 persons; and

WHEREAS, according to ABC, there are currently three (3) active licenses for the sale of alcoholic beverages within Census Tract 27.06 – (i) Rite Aid Store located at 2020 N Riverside Avenue (ii) Chevron located at N Riverside Avenue & E Highland Avenue, and (iii) Shell located 5985 N Palm Avenue; and

WHEREAS, the applicant will request that the ABC issue a fourth license within Census Tract 27.06, which will exceed the maximum number of licenses allowed by right for sale of alcoholic beverages for off-site consumption within Census Tract 27.06; and

1 WHEREAS, California Department of Alcoholic Beverage Control (ABC) will require a
2 Public Convenience and Necessity (PCN) finding prior to issuance of the Type 21 license, which
3 is typically required if an ABC census tract is at or above the maximum number of licenses
4 allowed by right for the sale of alcoholic beverages and liquor for off-site consumption; and

5 WHEREAS, on June 30, 2021, the Planning Commission of the City of Rialto conducted
6 a duly noticed public hearing, as required by law, on CDP No. 2021-0007, took testimony, at
7 which time it received input from staff, the city attorney, and the applicant; heard public
8 testimony; discussed the proposed CDP No. 2021-0007; and closed the public hearing; and

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

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

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

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted on June 30, 2021, with regard to CDP No. 2021-0007, including
16 written staff reports, verbal testimony, site plans, other documents, and the conditions of approval
17 stated herein, the Planning Commission hereby determines that CDP No. 2021-0007 satisfies the
18 requirements of Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which
19 must be made precedent to granting a conditional development permit. The findings are as follows:

20 1. The proposed use is deemed CEQA Exempt per Section 15303:

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

22 The proposed grocery market will be located within an existing building within an existing
23 retail center known as the Rancho Verde Plaza. There will be no expansion of the existing
24 building to accommodate the establishment of a new grocery market with alcoholic
25 beverage sales. As such, the project is exempt from environmental analysis pursuant to
Section 15303 "New Construction or Conversion of Small Structures."

26 2. The proposed use is deemed essential or desirable to provide a service or facility
27 which will contribute to the convenience or general well-being of the neighborhood
28 or community; and

This finding is supported by the following facts:

1 The Project will provide a benefit to the community and customers within the vicinity by
2 providing sales of beer, wine, and spirits, in addition to typical produce goods. Beer,
3 wine, and spirits sales are commonly conducted within produce markets, including others
4 in the nearby area. Additionally, crime prevention measures contained within the
5 conditions of approval herein will ensure that the establishment contributes to the well-
being of the community and that it does not become a nuisance or hazard to the public.

- 6 3. The proposed use will not be detrimental or injurious to health, safety, or general
7 welfare of persons residing or working in the vicinity; and

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

9 To the north of the Site is single family residences. To the east, within the shopping
10 center known as Shops at Creekside, is three drive-thru restaurants and to the west is the
11 Walgreens commercial center comprised of three (3) buildings totaling approximately
21,000 square feet.

12 The conditions of approval contained herein require the applicant to implement and
13 permanently maintain all the safety measures documented within the Crime Prevention
14 Plan prepared for the Project. Proper maintenance of these safety measures will
15 minimize crime and nuisance activities associated with the Project to the fullest extent
possible.

16 The zoning of the project site and the properties to the north, east, and west are
17 Neighborhood Commercial (C-1) and to the south is Single Family Zone (R-1A-10,000).
18 The project is consistent with the Neighborhood Commercial (C-1) zone the uses
19 adjacent to the project site. The nearest sensitive uses are the single-family residences
20 approximately 172 feet to south of the Site. These sensitive uses are not expected to be
negatively impacted by the Project since the applicant is required by the conditions of
approval contained herein to implement and permanently maintained the safety measures
listed within the Crime Prevention Plan.

21 The proposed use also meets the location criteria described in Section 18.110.050 by
22 being at least 2,293 feet from schools (minimum of 1,000 feet required), at least 2,299
23 feet from churches and parks (minimum of 500 feet required), and at least 172 feet from
residential areas (minimum of 100 feet required).

24 Furthermore, conditions of approval contained herein restrict the display and advertising
25 of alcoholic beverages, and the age of employees who sell alcoholic beverages, and
26 require the applicant to provide public education regarding drinking laws in the form of
signage and decals at the register.

- 27 4. The site for the proposed use is adequate in size, shape, topography, accessibility,
28 and other physical characteristics to accommodate the proposed use in a manner
compatible with existing land uses; and

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

3 The Site contains 0.62 acres, is fairly level, and adjacent to one (1) major arterial street,
4 which is able to accommodate the proposed use. The development will have three (3) points
5 of access – two (2) driveways connected directly to Riverside Avenue. The westerly and
easterly driveways along Riverside Avenue will allow left-in/right-in/right-out access.

- 6 5. The site has adequate access to those utilities and other services required for the
7 proposed use; and

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

9 The Site will have adequate access to all utilities and services required through main water,
10 electric, sewer, and other utility lines that will be hooked up to the Site.

- 11 6. Any potential adverse effects upon the surrounding properties will be minimized to
12 every extent practical and any remaining adverse effects shall be outweighed by the
13 benefits conferred upon the community or neighborhood as a whole.

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

15 As conditioned, the Project's effects will be minimized through the implementation of the
16 applicant's Crime Prevention Plan, safety measures endorsed by the Rialto Police
17 Department, litter control, and maintenance. Therefore, the adverse effects are
outweighed by the benefits conferred upon the community and neighborhood as a whole.

18 SECTION 3. Per Section 18.110.090 of the Rialto Municipal Code pertaining to the
19 findings which must be made precedent for a determination of public convenience and necessity.
20 The Planning Commission finds the project satisfies the following findings:

- 21 1. The proposed use is not located within an area designated by the city for targeted
22 neighborhood enhancement services or programs, or located within an area in which the
23 chief of police has determined, based upon quantifiable information, that the proposed
24 use: (a) would be detrimental to the public health, safety, or welfare of persons located in
the area; or (b) would significantly increase the severity of existing law enforcement or
public nuisance problems in the area; and

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

26 The City of Rialto Police Department supports this request. The applicant prepared and
27 submitted a Crime Prevention Plan, attached as "Exhibit D", for the project, in
28 accordance with Section 18.106.050 of the Rialto Municipal Code. Sergeant Joshua
Lindsay with the Rialto Police Department reviewed and endorsed the prevention

measures within the Crime Prevention Plan. Safety measures contained within the Crime Prevention Plan include the installation of security lighting at a minimum of 1.5 foot-candles around the entire building, the installation of burglary and robbery alarms, as well as surveillance cameras. The Crime Prevention Plan also includes a measure requiring auto-locks on the alcohol refrigerators from 2:00 a.m. to 6:00 p.m. The Rialto Police Department concludes that, if properly implemented and sustained, these safety measures will minimize crime and nuisance activities that may otherwise be associated with the establishment.

2. The proposed use would not lead to the grouping of more than four off-sale of alcoholic beverage uses within a one-thousand-foot radius from the exterior of the building containing the proposed use; and;

This finding is supported by the following facts:

The request will not lead to the grouping of more than four (4) establishments that sell alcoholic beverages for off-site consumption within a 1,000-foot radius of the proposed produce grocery market. There are currently three (3) active ABC licenses within 1,000 feet of the proposed produce grocery market – (i) Walgreens at 1280 W. Foothill Boulevard, (ii) Food 4 Less at 1410 W. Foothill Boulevard, and (iii) Chevron at 1325 W. Foothill Boulevard.

3. The proposed use complies with the site Location criteria under Section 18.110.050; and;

This finding is supported by the following facts:

The proposed location of the produce grocery market, in which beer, wine and spirits will be available for sale, exceeds the minimum separation criteria required by Section 18.110.050 of the Rialto Municipal Code. The proposed use meets the location criteria described in Section 18.110.050 by being at 2,619 feet from schools (minimum of 1,000 feet required), at least 2,299 feet from churches and parks (minimum of 500 feet required), and at least 172 feet from residential areas (minimum of 100 feet required).

4. At least one of the following additional findings:

- a. The proposed outlet for the off-sale of alcoholic beverages would enhance or facilitate the vitality of an existing commercial area without presenting a significant adverse impact on public health or safety;

This finding is supported by the following facts:

The proposed use will be vital to the success of the convenience market. The stability of the business requires a complete range of typical produce-type merchandise, as other grocery markets in the near vicinity already provide this service to their customers.

1 SECTION 4. The proposed grocery market is categorically exempt from the requirements
2 of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities.
3 No new construction is being proposed other than a tenant improvement to the existing building, the
4 proposal remains exempt from the requirements of the California Environmental Quality Act
5 (CEQA) pursuant to Section 15301, Existing Facilities. The Planning Commission directs the
6 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors
7 for San Bernardino County.

8 SECTION 5. The Planning Commission makes a finding of public convenience and
9 necessity and hereby grants CDP No. 2021-0007 to allow the sale of beer, wine, and spirits for off-
10 site consumption from a proposed 8,000 square foot grocery produce market within a in multi-
11 tenant commercial building on 0.62 acres of land (APN: 0264-371-02) located on the northwest side
12 of Riverside Avenue approximately 172 feet north of Casmalia Street within the Neighborhood
13 Commercial (C-1) zone.

14
15 In accordance with the plans and application on file with the Planning Division, subject to
16 the following conditions:

- 17 1. CDP No. 2021-0007 is granted allowing the sale of beer, wine, and spirits for off-site
18 consumption in conjunction with an 8,000 square foot grocery market within multi-
19 tenant commercial center on 0.62 acres of land (APN: 0264-371-02) located on the
20 south side of Casmalia Street and west of Riverside Avenue, as shown on the plans
21 submitted to the Planning Division on March 9, 2021, and as approved by the Planning
22 Commission. If the Conditions of Approval specified herein are not satisfied or
23 otherwise completed, the project shall be subject to revocation.
- 24 2. City inspectors shall have access to the site to reasonably inspect the site during
25 normal working hours to assure compliance with these conditions and other codes.
- 26 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
27 and/or any of its officials, officers, employees, agents, departments, agencies, and
28 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 CDP No. 2021-0007.

4. 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.
5. The sale of beer by the individual bottle or can is prohibited.
6. The Crime Prevention Plan endorsed by the Rialto Police Department, attached to this Resolution as "Exhibit D" shall be adhered to at all times. Crime prevention measures, in the Crime Prevention Plan and as follows, shall be incorporated into the design and operation of the business:
 - a. The management shall be responsible for educating the public regarding drunken driving laws and the related penalties for breaking those laws. This includes minimum age laws, open container laws and laws related to driving under the influence of alcohol. Shall be accomplished by posting prominent signs or decals, providing brochures at the point of purchase and providing adequate training for employees.
 - b. Surveillance cameras shall be installed and shall be available to Rialto Police Department upon request.
 - c. Any coolers containing alcoholic beverages shall automatically lock at 2:00 a.m. and unlock at 6:00 a.m. daily.

- 1
- 2 d. Consumption of any alcoholic beverages on site is prohibited.
- 3 e. No advertisement of beer, wine, and spirits on the exterior of the building,
- 4 including window decals, posters, signs, etc.
- 5 f. A minimum of one-and-one half (1.5) foot-candle of light shall be provided, as
- 6 measured at the ground level of the entire site, from the period of one-half hour
- 7 before sunset until one-half hour after sunrise. Lighting fixtures shall be so
- 8 situated and shielded as not to direct or reflect lighting glare on adjacent
- 9 properties or public rights-of-way.
- 10 g. A locking device shall be installed on the cash register. An adequate floor safe
- 11 shall be installed behind the counter. Only a minimum amount of cash shall be
- 12 kept in the cash register at all times.
- 13 h. Burglary and robbery alarm systems shall be installed as required and approved
- 14 by the Rialto Police Department. A telephone with speaker push button alarm
- 15 shall be installed. The telephone must have a separate button that automatically
- 16 dials into 911 and will transmit on-going conversations and activity.
- 17 Alternatively, a panic-button, which automatically contacts the Rialto Police
- 18 Department upon activation, may be installed at each register. A 24-hour
- 19 security camera system shall be installed on the premises with camera locations
- 20 approved by the Rialto Police Department. All surveillance and security
- 21 equipment shall be continuously maintained and in operation during business
- 22 hours. Surveillance footage shall be provided to the Rialto Police Department
- 23 within 12 hours after a request has been made for said footage. The software or
- 24 media player required to view the type of video format shall be provided to the
- 25 Rialto Police Department, if necessary. An R-P card must be filed with the
- 26 Rialto Police Department containing twenty-four (24) hour phone numbers of
- 27 persons to be contacted.
- 28 i. The height of the cash register counter shall be no more than forty-two (42)
- inches above the floor level and shall be illuminated during the hours of darkness
- so as to be clearly visible through the window areas.
- j. Employees on duty who sell alcoholic beverages must be at least 21 years of age
- and shall comply with the ABC rules and regulations.
- k. The business licensee for the grocery market shall maintain a litter control
- program around the exterior of the grocery market in order to minimize the
- resultant impacts of litter on properties adjacent to the store. An exterior trash
- receptacle for employee and customer use shall be placed near the entrance of
- the store.

1. A building maintenance program shall be established for the purposes of maintaining the building structure and landscaping on-site in good physical appearance.
7. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto Municipal Code. The premises on which such business is located shall be posted to indicate that it is unlawful for any person to drink or consume alcoholic beverages in any public place or posted premises.
8. The applicant shall obtain all necessary approvals and operating permits from all Federal, State, and local agencies and provide proof thereof to the City prior to the issuance of a Certificate of Occupancy.
9. Six (6) months after the date of approval, the Planning Commission may review Conditional Development Permit No. 2021-0007 to determine if the operator has complied with all of the required conditions of approval. Thereafter, the Planning Commission may review the approved facility on an annual or as needed basis.
10. The privileges granted by the Planning Commission pursuant to approval of this Conditional Development Permit are valid for one (1) year from the effective date of approval. If the applicant fails to commence the project within one year of said effective date, this conditional development permit shall be null, and void and any privileges granted hereunder shall terminate automatically. If the applicant or his or her successor in interest commences the project within one year of the effective date of approval, the privileges granted hereunder will continue inured to the property as long as the property is used for the purpose for which the conditional development permit was granted, and such use remains compatible with adjacent property uses.
11. If the applicant fails to comply with any of the Conditions of Approval placed upon Conditional Development Permit No. 2021-0007, the Planning Commission may initiate proceedings to revoke the Conditional Development Permit in accordance with the provisions of sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 2021-0007 shall be revoked, suspended or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:
 - a) The use for which such approval was granted has ceased to exist, been subsequently modified or have been suspended for six (6) months or more;
 - b) Any of the express conditions or terms of such permit are violated;
 - c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to noise, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of

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SECTION 6. The Chairman of the Planning Commission shall sign the passage and

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

FRANK GONZALEZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the ____th day of ____, 2021.

Upon motion of Planning Commissioner_____, seconded by Planning Commissioner _____, the foregoing Resolution No. _____was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have here unto set my hand and the Official Seal of the City of Rialto this ____th day of ____, 21.

ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT

Attachment 1
Crime Prevention Plan

To: CITY OF RIALTO
Sub.: CRIME PREVENTION PLAN

Date: 04/29/2021

RIALTO RANCH MARKET at (2018 N Riverside Ave, Rialto CA 92377)

1. Measures to Increase Employee and Customer Safety:

- RIALTO RANCH MARKET employees and owners are aware and trained about security procedures, violence avoidance and recommended behaviors for managing a robbery or other potentially violent encounter.
- We will train our staff on how to prevent the sale of Age restricted products such as Alcohol and cigarettes. This shall be done with new hires and on a yearly basis.
- Our design puts the cash register opened to the sales area and in line with the store main entrance so Police and others can see inside.
- Any violations and accusations of violations are considered serious and may trigger full investigation, with the possibility of termination of employee.

2. Enhanced Security Measures:

- RIALTO RANCH MARKET will incorporate state-of-the-art video camera systems and alarms. Our Store will have closed circuit video cameras with audio capabilities mounted in clear view of the customers. Cameras will be displayed at the main entrance, cash register, and store front and we will use FUSUS for the camera connection to the PD.
- The alarm system will also include fixed and remote-activator devices.
- All systems may be coordinated with Rialto Police systems as required.
- Our store will be equipped with a Time-Access Safe.
- Employees will be instructed to keep no more than \$50 in the cash register.
- Signs will be posted on the door or window notifying patrons that less than \$50 is kept in the cash register and that the store staffers cannot open the safe.

3. Measures to Control Loitering:

- Train store employees on how to ask loiterers to leave the premises.
- Maintain a clear line of sight into and out of the store and a well litter-free store sidewalk.
- Engage local police when there is a problem.
- Post "No Loitering" signs.

4. Any other Crime related measures required by the police department which are intended to mitigate the cost of the city provide services for the proposed store.

- The sale of drug paraphernalia, gang paraphernalia, and adult-oriented magazines and materials is prohibited.
- Crime prevention measures, as endorsed by the City of Rialto Police Department, shall be incorporated into the design and operation of the business as follows:
 - A locking device shall be installed on the cash register.
 - An adequate floor safe shall be installed behind the counter.
 - Self – locking doors for the coolers/storage that contain alcoholic beverages.
 - Burglary and robbery alarm systems shall be installed as per Rialto Police Department.
 - All tobacco products will be displayed and sold from behind the cash register counter area.

RIALTO RANCH MARKET





City of Rialto

Legislation Text

File #: PC-21-0393, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of June 30, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Community Development Manager
FROM: Daniel Casey, Senior Planner

Conditional Development Permit No. 2021-0001: A request to allow the development and operation of a 40,164 square foot two-story climate-controlled indoor self-storage facility on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

Precise Plan of Design No. 2021-0001: A request to allow the development of a 40,164 square foot two-story climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and drainage improvements on 0.76 acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan. This project is categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

The above entitlements, together, are collectively referred to as “project” or “Project”.

APPLICANT:

SREF 2020, LLC, 1300 Bristol Street North, Suite 100, Newport Beach, CA 92660.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding Land Use and Zoning

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Vacant	Support Commercial (S-C)
North	Auto Upholstery Shop	Core Commercial (C-C)

East	Self-Storage Facility	Urban Services (U-S)
South	Self-Storage Facility	Support Commercial (S-C)
West	Commercial Shopping Center	Support Commercial (S-C)

General Plan Designations

Location	General Plan Designation
Site	Downtown Mixed-Use
North	Downtown Mixed-Use
East	Residential 21
South	Downtown Mixed-Use
West	Downtown Mixed-Use

Site Characteristics

The project site consists of one (1) parcel of land that is relatively flat and generally square in shape. The parcel is 0.76 acres in size with approximate dimensions of 180 feet (north-south) by 180 feet (east-west). The project site is bound on the north by the BNSF/Metrolink railroad and on the west by Riverside Avenue. The property is vacant and covered by natural grasses and shrubs, except for existing curb, gutter, sidewalk, and a twelve (12) foot wide strip of landscaping along the Riverside Avenue frontage.

Surrounding Area

To the north of the project site, across the BNSF/Metrolink railroad, is a 10,000 square foot commercial building occupied by J&J Auto Fabrics, and to the east is an existing self-storage facility occupied by Extra Space Storage. To the south is the office structure and auto-parking lot for the existing Extra Space Storage self-storage facility, and to the west, across Riverside Avenue, is a commercial center consisting of three (3) buildings totaling approximately 16,040 square feet in size.

ANALYSIS/DISCUSSION:

Project Proposal

SREF 2020, LLC, the applicant, proposes to develop and operate a 40,164 square foot two-story climate-controlled indoor self-storage facility on the project site. The project will operate as a component of the existing Extra Space Storage self-storage facility located adjacent to the east and south of the project site.

Entitlement Requirements

The following entitlements are required for the applicant's proposal:

- **Conditional Development Permit:** Per Section 18.66.030X of the Rialto Municipal Code, the establishment of a self-storage facility requires the approval of a Conditional Development Permit.
- **Precise Plan of Design:** Per Section 18.65.010 of the Rialto Municipal Code, the design of the development and the related site improvements (e.g. building exterior, landscaping, etc.)

requires the approval of a Precise Plan of Design.

Site Design

According to the site plan (**Exhibit B**), the applicant will construct a 40,164 square foot two-story climate-controlled indoor self-storage building on the east end of the project site adjacent to an existing self-storage facility. The proposed layout includes a new parking area consisting of three (3) parking spaces and two (2) loading spaces on the south side of the building and new landscape planters on the north side of the building and along the Riverside Avenue frontage on the west side of the project site.

An existing twenty-six (26) foot wide driveway connected directly to Riverside Avenue at the south end of the project frontage will provide vehicular access to the project site. This driveway will serve as a shared driveway for both the new development and the existing self-storage facility to the east. A Reciprocal Access Easement (Instrument No. 2005-0897718), recorded on December 1, 2005, memorialized the shared use of the driveway by both the project site and the existing self-storage facility to the east.

Other proposed on-site improvements include paving, lighting, landscape planters elsewhere throughout the site, and an underground stormwater infiltration system.

Floor Plan

According to the floor plan (**Exhibit C**), the project will consist of two (2) floors of storage area. The first floor will contain approximately 202 individual self-storage units over 20,233 square feet, and the second floor will contain approximately 207 individual self-storage units over 19,930 square feet. Individual self-storage units will range in size from five (5) foot by five (5) foot (25 square feet) up to ten (10) foot by twenty (20) foot (200 square feet). The applicant will place the main entrance to the building on the south side of the building along with three (3) emergency exits distributed amongst the north and south sides of the building.

Architectural Design

As shown on the elevations (**Exhibit D**), the applicant proposes a building with an architectural design consistent with the existing self-storage facility adjacent to the east. This primarily includes a precision block exterior painted a light gray tone and with a split-face block wainscot painted a dark gray tone. Additional architectural features include wall plane projections on the north and west sides of the building, metal accent siding, cement plaster accents, metal roofline trim, reveals, metal accent banding, metal canopies, and glass display areas. Lastly, the exterior building height will range from 26 feet up to 28.5 feet from the finished floor level.

Landscaping

The landscape coverage for the project is 14.9 percent, which exceeds the minimum required amount of 10.0 percent. This includes a landscape setback along Riverside Avenue, as well as planters on the north and south sides of the proposed building. All the landscape planters will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover (**Exhibit E**).

Parking

The existing self-storage facility and the new climate-controlled indoor self-storage component will

have ten (10) auto-parking spaces, including (2) ADA accessible parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Section 18.58.050(11) of the Rialto Municipal Code, which requires two (2) customer parking spaces and one (1) employee parking space per self-storage facility:

Type of Use	Parking Ratio	Number of spaces required
Self-Storage Facility Total Required/Total Provided Total "Over-parked"	3 per facility	3 3/10 +7

Operations

The Project will offer monthly rentals of self-storage units with a wide range of sizes and options, including climate-controlled units that help maintain temperature and humidity to protect personal items from outdoor weather conditions. Items typically stored within the self-storage units include, but are not limited to, furniture, mattresses, clothing, files/documents, seasonal items, artwork, electronics, antiques, etc. Loading and unloading activities will occur via the main entrance on the south side of the building to and from the customer parking area on the south of the building. The existing leasing office for the existing self-storage facility will be utilized for the new indoor storage component of Extra Space Storage's operation. Office hours are from 9:30 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:30 p.m. on Saturday, while customers will have access to their storage units from 6:00 a.m. to 10:00 p.m. seven (7) days a week. Additionally, Extra Space Storage's existing self-storage facility generates a point-of-sale through the sales of boxes, tape, packaging materials, bubble wrap, dolly rentals, stamps, envelopes, and other miscellaneous office supplies, and the point-of-sale will increase upon development of the new climate-controlled indoor self-storage component.

Land Use Compatibility

The project is consistent with the S-C zone and the design criteria contained within the Central Area Specific Plan and Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code. The project site is surrounded by existing commercial developments including an existing self-storage facility, which the project will operate in conjunction with. Upon approval of the Conditional Development Permit, the project will be subject to a Planning Commission review within six (6) months from the date of approval to ensure compliance with all Conditions of Approval, and to ensure that the establishment has not become a nuisance. Thereafter, the establishment will be subject to annual review.

Economic Development Committee

The Economic Development Committee (EDC) reviewed the project on August 12, 2020. At its meeting, the EDC expressed general support for the project and directed the applicant to file the necessary applications.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is Downtown Mixed-Use. According to Chapter 2 (Managing Our Land Supply) of the Rialto General Plan, commercial service uses, such as a climate-controlled indoor self-storage facility, are consistent with the Downtown Mixed-Use designation.

Furthermore, the project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332 - In-Fill Development Projects - as the project is consistent with the Rialto General Plan and the Light Industrial (M-1) zoning designation, the project occurs on a site less than 5.0 acres in size that is substantially surrounded by development, the project site has no value as habitat for threatened or endangered species, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the project site can be adequately served by all required utilities and public services.

Traffic

Urban Crossroads, Inc. prepared a Traffic Impact Analysis Scoping Agreement (TIASA), dated April 20, 2020, to assess the project's potential impacts to local streets and intersections (**Exhibit F**). The TIASA estimates that the project will generate up to approximately 74 daily vehicle trips with 6 trips in the AM peak hour and 8 trips in the PM peak hour. The TIASA concluded that the project will generate an insignificant amount of traffic, and all nearby intersections and roadway segments will operate at an acceptable Level of Service (LOS) under all conditions. The nearby intersections and roadway segments do not require any improvements to maintain an acceptable LOS. Therefore, the project will not be responsible for the payment of "fair-share" fees for any specific roadway improvement, though the project will still be responsible for the payment of development impact fees related to traffic prior to the issuance of any building as is the case with any new development.

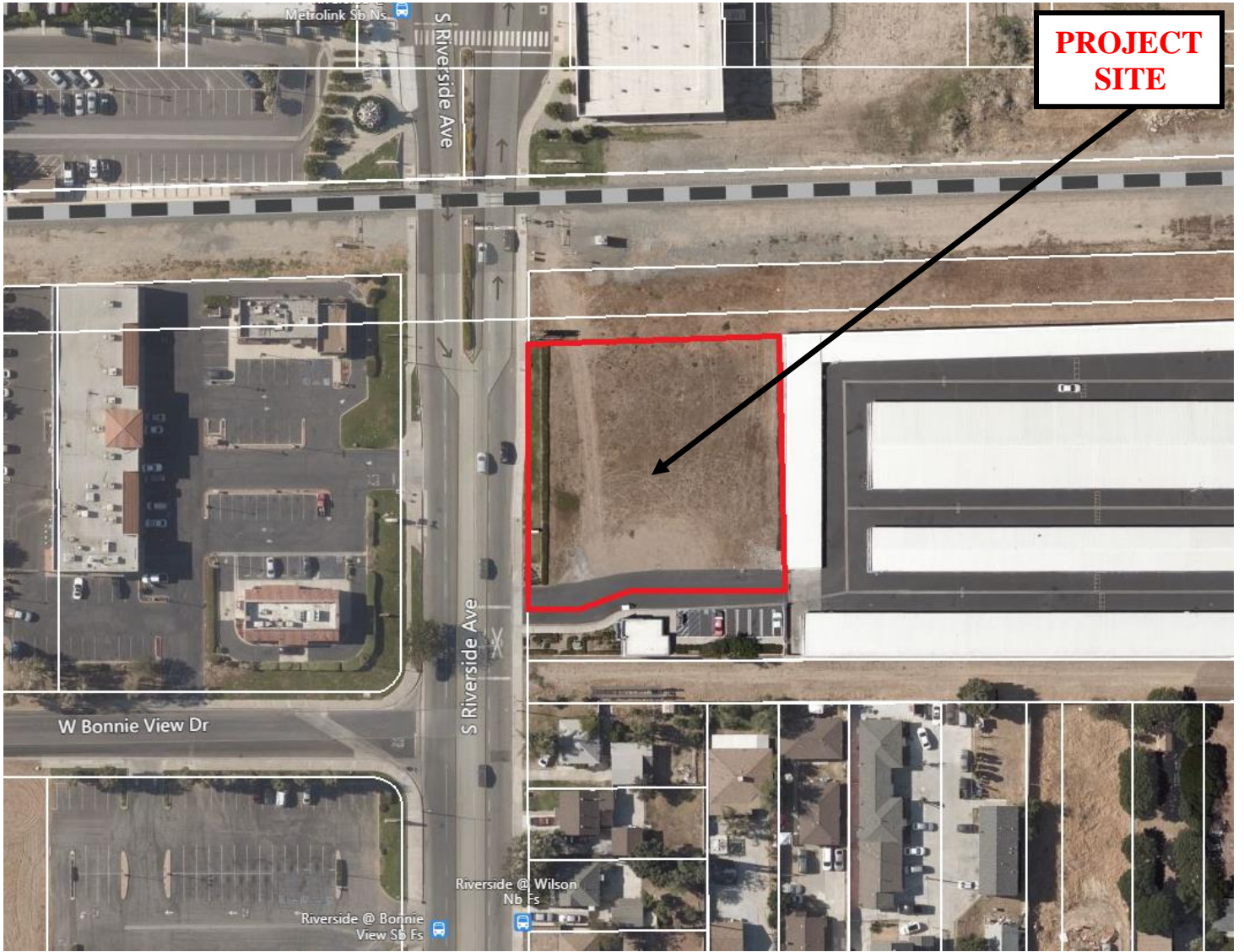
PUBLIC NOTICE:

The City published a public hearing notice for proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers, City Clerk's Office, and Grace Vargas Senior Center, and mailed public hearing notices to all property owners within 1,000 feet of the project site.

RECOMMENDATION:

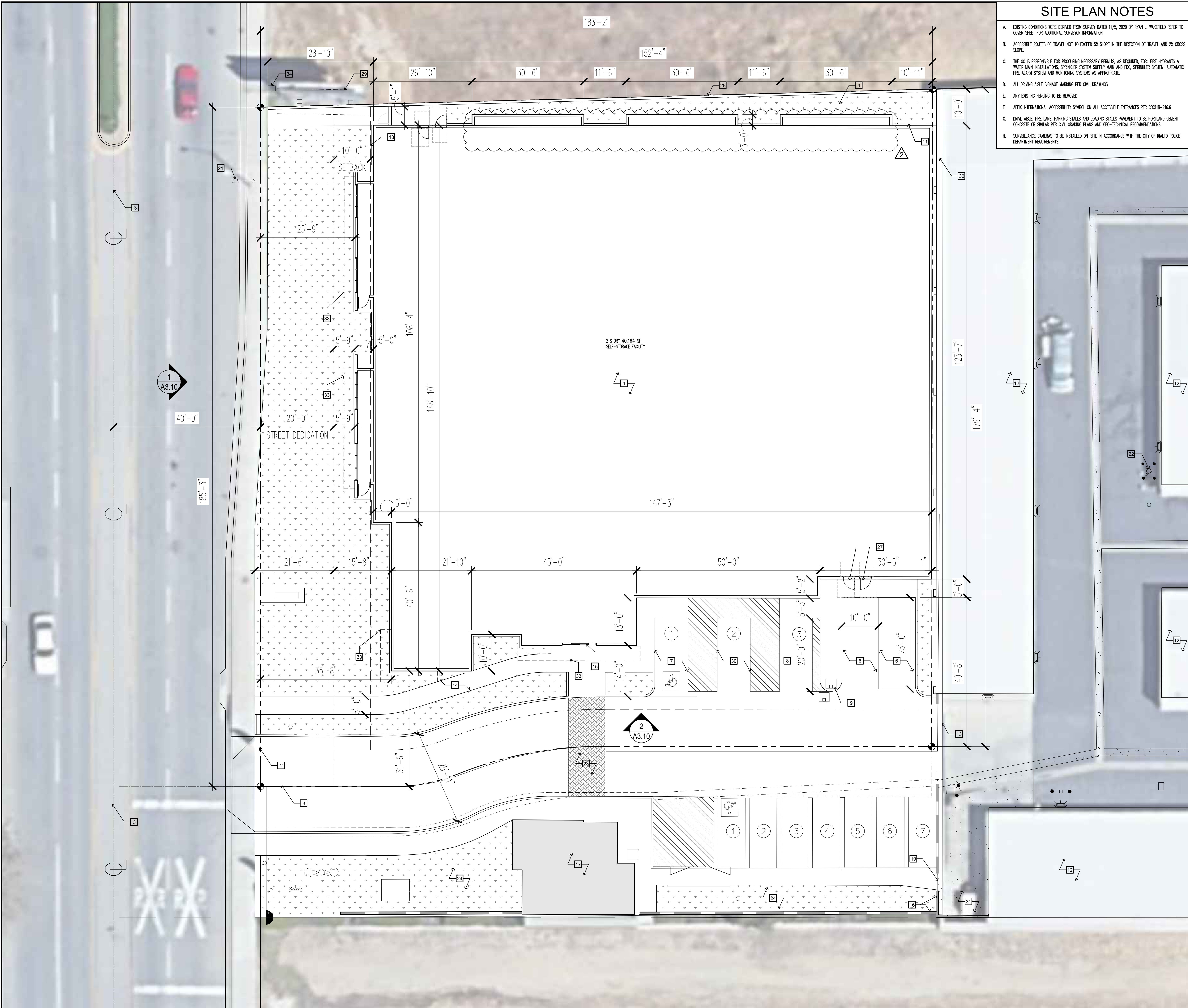
The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit G**) to approve Conditional Development Permit No. 2021-0001 to allow the development and operation of a 40,164 square foot climate-controlled indoor self-storage facility on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit H**) to approve Precise Plan of Design No. 2021-0001 to allow the development of a 40,164 square foot two-story climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and drainage improvements on 0.76 acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue, subject to the findings and conditions therein.



Project Location Map





SITE PLAN NOTES

- A. EXISTING CONDITIONS WERE DERIVED FROM SURVEY DATED 11/5, 2020 BY RYAN J. WAKEFIELD REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.
- B. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- C. THE GC IS RESPONSIBLE FOR PROVIDING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM, SUMP, MAN AND TIE, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.
- D. ALL DRIVING ASLE SIGNAGE MARKING PER CIVIL DRAWINGS
- E. ANY EXISTING FENCING TO BE REMOVED
- F. AITK INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER 080119-216.6
- G. DRIVE ASLE, FIRE LANE, PARKING STALLS AND LOADING STALLS PAVEMENT TO BE PORTLAND CEMENT CONCRETE OR SIMILAR PER CIVIL DRAWING PLANS AND GEP-TECHNICAL RECOMMENDATIONS.
- H. SURVEILLANCE CAMERAS TO BE INSTALLED ON-SITE IN ACCORDANCE WITH THE CITY OF RIALTO POLICE DEPARTMENT REQUIREMENTS.

KEY NOTES

- 1 2 STORY SELF-STORAGE BUILDING.
- 2 PROPERTY LINE.
- 3 EXISTING STREET CENTERLINE.
- 4 NEW LANDSCAPE AREA PER LANDSCAPE DRAWINGS.
- 5 SEVEN (7) EXISTING PARKING STALLS WITH ONE ACCESSIBLE PARKING STALL
- 6 10'-0" X 25'-0" LOADING AREA.
- 7 9'-0" X 20'-0" ACCESSIBLE PARKING SPACE (1 TOTAL) WITH A 8'-0" ACCESS AISLE. SEE 13/A1.20
- 8 9'-0" X 20'-0" STANDARD PARKING STALL (1 TOTAL).
- 9 GATE KEYPAD
- 10 ARCHITECT PATH OF TRAVEL STATEMENT. DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (CONTRACTOR TO VERIFY).
- 11 6" WIDE X 6"HIGH CONCRETE CURBING AROUND ALL LANDSCAPE AREAS
- 12 EXISTING 1 STORY SELF-STORAGE
- 13 EXISTING ENTRY GATE
- 14 PROPOSED WALK-WAY.
- 15 PROPOSED SELF-STORAGE ENTRY. RECESSED KNOX BOX TO BE INSTALLED NEAR MAIN ENTRANCE OF BUILDING
- 16 EXISTING CMU WALL
- 17 EXISTING LEASING OFFICE.
- 18 PROPERTY SET BACK
- 19 EXISTING MAN GATE
- 20 CANOPY ABOVE
- 21 EXISTING STREET LIGHT
- 22 EXISTING 6X4X2 1/2 FIRE HYDRANT
- 23 RUNNING BOND BRICK STAMPED CONCRETE (COLOR: GRAY). SEE DETAIL 6/A1.30
- 24 EXISTING LANDSCAPE
- 25 6" CONCRETE BOLLARD, SEE DETAIL 10/A1.20
- 26 EXISTING 1 STORY SELF STORAGE BUILDING
- 27 EXIT EGRESS DOOR ONLY
- 28 NEW IRON FENCE 6'-0" MAX HEIGHT WITHIN PROPERTY LINE. SEE 1/A1.30
- 29 EXISTING BILLBOARD
- 30 FUTURE VAN EV CHARGING STATION PER CALGREEN 5.106.5.3. SEE 12/A1.20 (NOT ADA DESIGNATED)
- 31 EXISTING TRASH ENCLOSURE
- 32 EXISTING NEIGHBORING PERIMETER WALL
- 33 METAL CANOPY ABOVE (BY ANNEX)
- 34 EXISTING WATER METER

△ SITE & PROJECT DATA

SITE	
PARCEL NUMBER:	0131-031-58-0000
JURISDICTION:	CITY OF RIALTO
PROPERTY ZONING:	RIALTO CENTRAL AREA SPECIFIC PLAN
OCCUPANCY CLASSIFICATION	S-1
BUILDING TYPE:	II-B

AREA CALCULATIONS AND CONDITIONS

SITE AREA:	(0.76 ACRES) 33,105.6 S.F.
TOTAL LANDSCAPE AREA:	4,932 S.F.

BUILDING SETBACKS:	REQ.	PROV.
FRONT:	10'-0"	25'-9"
SIDE:	10'-0"	5'-1"
REAR:	-	0'-0"
BUILDING HEIGHT:	75'-0"	28'-6"

SITE AREA CALCULATION

GROSS SITE AREA:	33,105.6SF (0.76 ACRES)
PROPOSED F.A.R.:	1.22
PROPOSED SF:	40,466 S.F.
LOT COVERAGE:	61%

BUILDING AREA PROPOSED CALCULATION

AS IT PERTAINS TO CBC BUILDING AREA CALCULATIONS ABOVE:	
FLOOR AREA (SQ. FT.)	
FIRST FLOOR STORAGE (S-1)	20,233 SQ. FT.
SECOND FLOOR STORAGE (S-1)	19,930 SQ. FT.
TOTAL BUILDING AREA:	40,164 SQ. FT.

PARKING INFORMATION

PARKING (S-1) 1 SPACE PER 125 SF		
	<u>REQ'D</u>	<u>PROVIDED</u>
STANDARD (20' X 9') STALLS	-	1
VAN ACCESSIBLE FUTURE EVCS	1	1
<u>ACCESSIBLE (20' X 9') STALLS</u>	<u>-</u>	<u>1</u>
TOTAL PARKING STALLS	-	3
LOADING BAYS (10' 25' X 14' HIGH)	2	2



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**RIALTO SELF STORAGE
NEW CONSTRUCTION**
313 SOUTH RIVERSIDE AVENUE
RIALTO, CA 92376

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ISSUE DATES		
CUP/APP. APPROVAL		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

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PLOT DATE:	
CAD FILE:	20-020_A1.10
JOB NUMBER:	20-020
CHECKED:	PA
DRAWN:	CV
STATUS:	SCH. DESIGN

SITE PLAN
A1.10





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CAD FILE:	20-020_A2.10
JOB NUMBER:	20-020
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STATUS:	SCH. DESIGN

LEVEL 2
FLOOR PLAN
A2.10

KEY NOTES

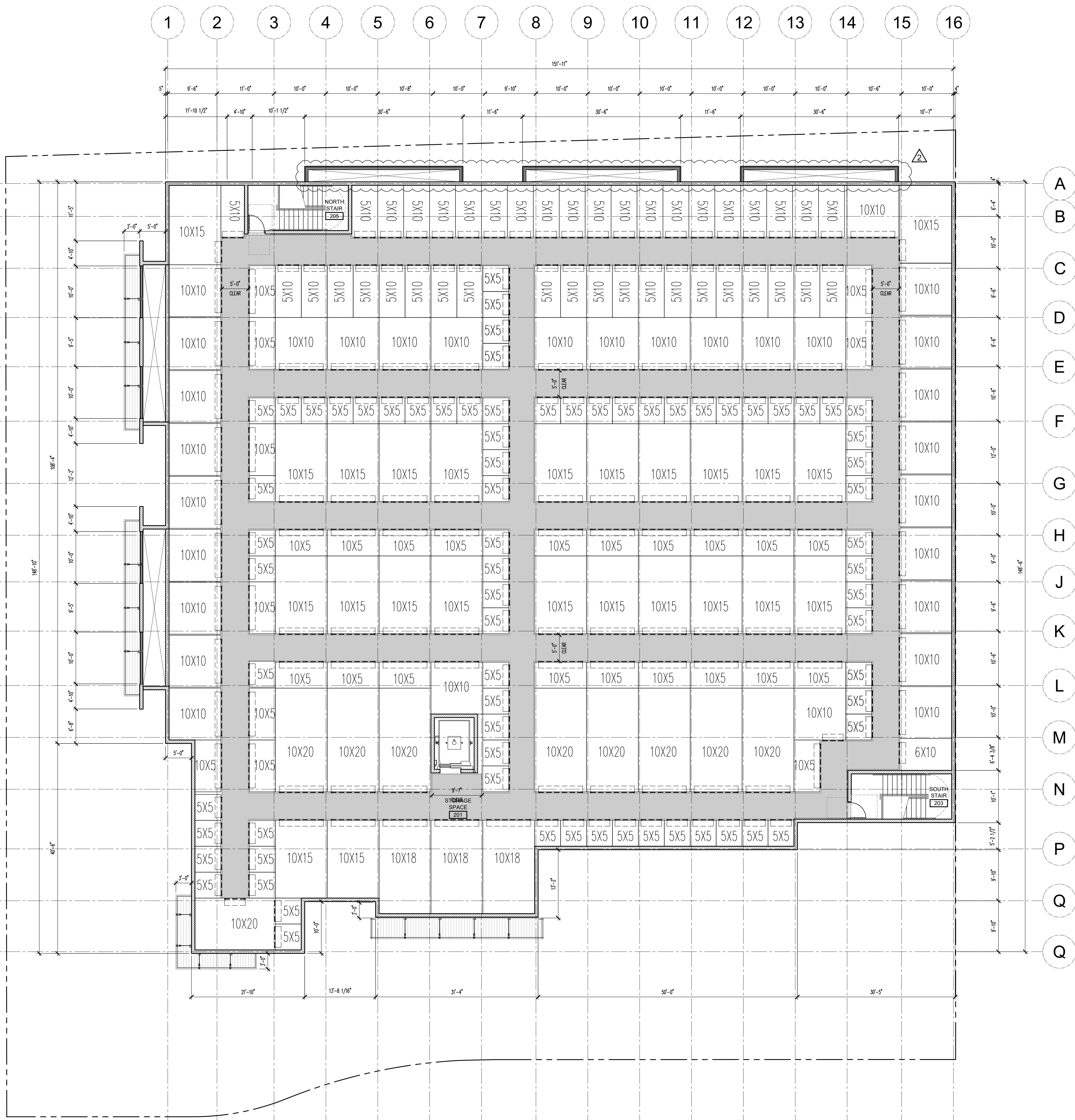
- 1 MAIN ENTRY
- 2 EMERGENCY EXIT
- 3 METAL CANOPY ABOVE
- 4 DISPLAY AREA (EXTERIOR ACCESS)
- 5
- 6
- 7
- 8

PLAN NOTES

- A. DO NOT SCALE DIMS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLF" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.
- P. APPLICATION OF DURONOX FLOOR SEALANT/DENSIFIER SHOULD OCCUR AT TIME OF CONCRETE POUR.
- Q. NO TENANT TO STORE HAZARDOUS MATERIAL LISTED ON CBC TAKES 307.1(1) AND 307.1(2)

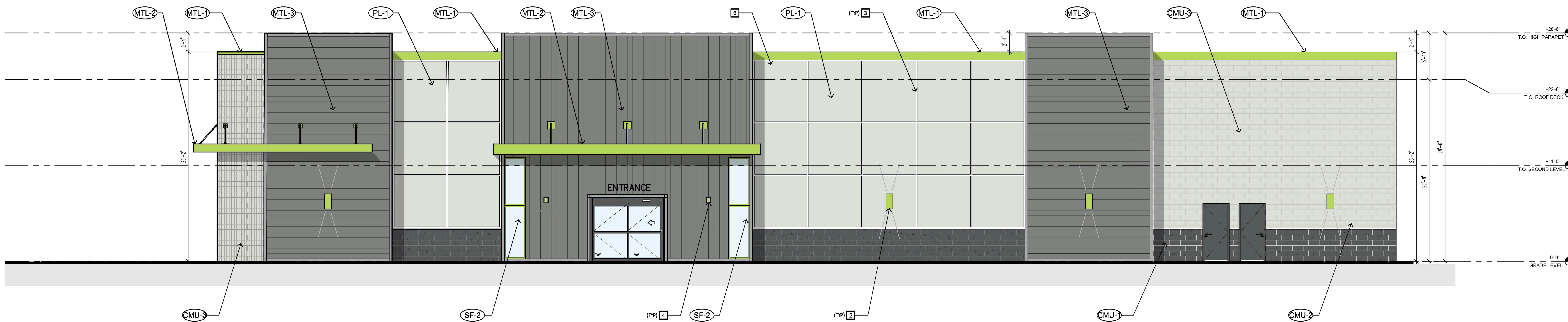
WALL LEGEND

- # X x — WALL TYPE TAG. REFER TO SHEET A2.00 FOR WALL TYPES ORIENTATION AND CONFIGURATIONS
- INSULATION
- SECTION CONFIGURATION
- PLAN CONFIGURATION
- FEC 3 AB 20 FIRE EXTINGUISHER (2A-10BC) IN SEMI-RECESSED CABINET PER DETAIL CABINET BY METAL BUILDING SUPPLIER
- FE 0 FIRE EXTINGUISHER (2A-10BC) IN SURFACE MOUNTED BRACKET, MAY NOT PROJECT MORE THAN 4" INTO HALLWAYS AT ANY LOCATION
- 2 HOUR RATED FIRE WALL AROUND ELEVATOR ENCLOSURE AND STAIRWELLS

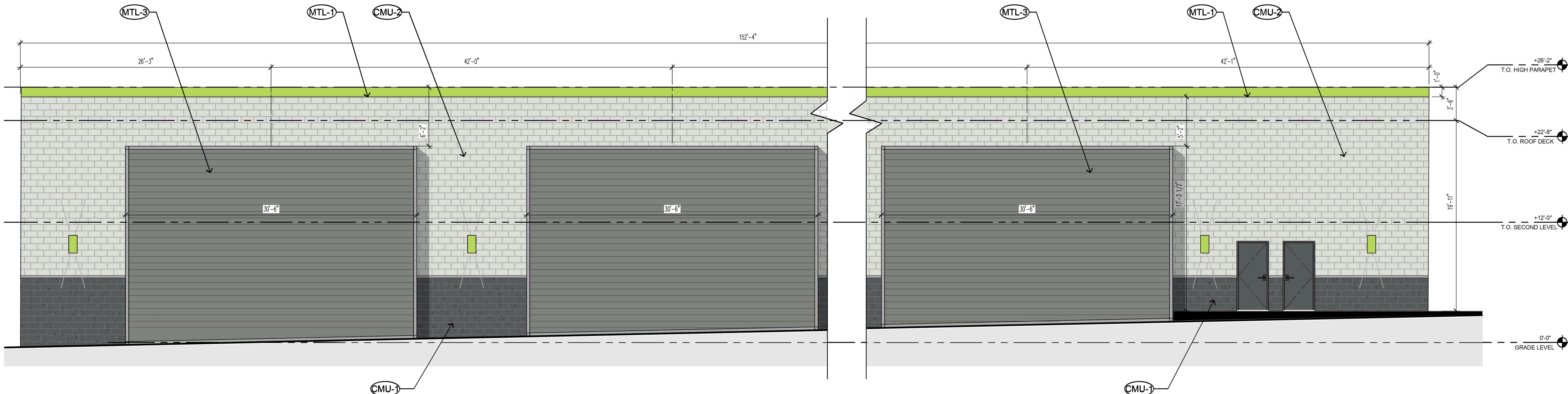




1 WEST ELEVATION Δ
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION Δ
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION Δ
SCALE: 3/16" = 1'-0"

KEY NOTES			
1	FUTURE SIGNAGE LOCATION BY OTHERS. ELECTRICAL TO PROVIDE REQUIRED BACKING AS REQUIRED (SIGNAGE UNDER A SEPARATE PERMIT)		
2	WALL PACK LIGHT FIXTURE TYP. SEE ELECTRICAL		
3	1" REGLET ALUMINUM		
4	WALL LIGHT FIXTURE. PER ELECTRICAL		
5	EXISTING LEASING OFFICE		
6	ROOF RIDGE LINE		
MAT'L I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	8" SPLIT FACED CMU BLOCK BY ANGELUS BLOCK	IRON ORE (SW7067)	CLEAR BLOCK SEALER
CMU-2	8" PRECISION FACE CMU BLOCK BY ANGELUS BLOCK	NEBULOUS WHITE (SW7063)	CLEAR BLOCK SEALER
CMU-3	8" 4-Score 2x1 SPLIT FACED CMU BLOCK BY ANGELUS BLOCK	NEBULOUS WHITE (SW7063)	CLEAR BLOCK SEALER
MTL-1	METAL TRIM	EXR WASABI GREEN	PREFINISHED
MTL-2	PRE-FABRICATED METAL CANOPY WITH TE-BACK ROOF, ANNEX DESIGN	EXR WASABI GREEN	PREFINISHED
MTL-3	CORRUGATED METAL PANEL	TRICORN BLACK (SW6258)	PREFINISHED
PL-1	CEMENT PLASTER SYSTEM	NEBULOUS WHITE (SW7063)	20/30 SAND STUCCO FINISH
SF-1	ALUMINUM STOREFRONT FRAMES WITH OPERABLE DOOR WHERE OCCURS	EXR WASABI GREEN	KAWNEER ALUMINUM NO. 14
SF-2	ALUMINUM SPANDREL WINDOW	TRICORN BLACK (SW6258)	KAWNEER ALUMINUM NO. 14

EXTERIOR FINISH SCHEDULE

LICENSED ARCHITECT
No. C26641
Ren. 4/30/21
STATE OF CALIFORNIA

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PLOT DATE: 20-020_A3.10
CAD FILE: 20-020_A3.10
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STATUS: SCH. DESIGN

EXTERIOR ELEVATIONS
A3.20



ARBUTUS 'MARINA' /
NCN



CERCIS OCCIDENTALIS /
WESTERN REDBUD



LAGERSTROEMIA INDICA /
CREPE MYRTLE

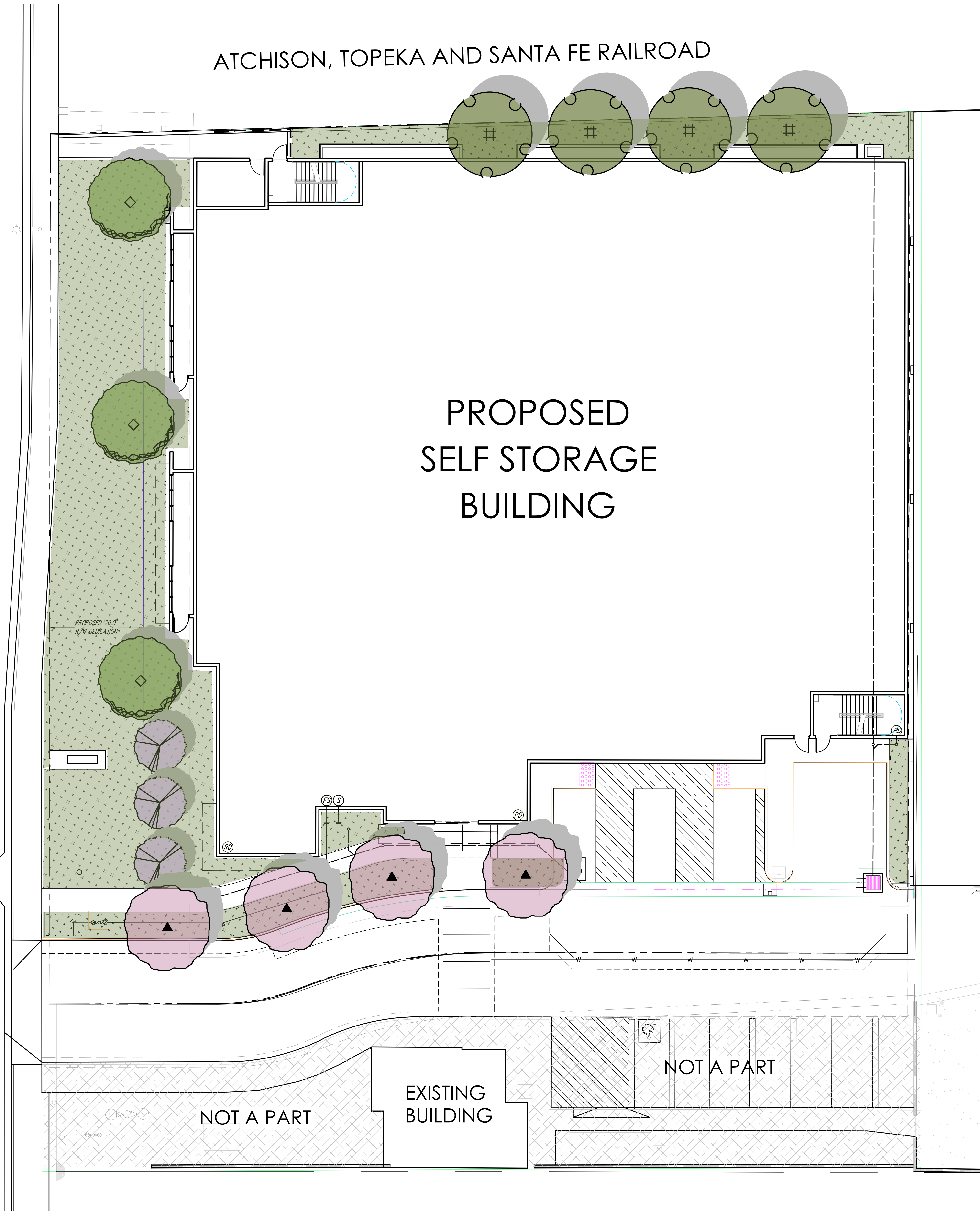


TRISTANIA CONFERTA /
BRISBANE BOX

RIVERSIDE AVENUE

ATCHISON, TOPEKA AND SANTA FE RAILROAD

PROPOSED SELF STORAGE BUILDING



PRELIMINARY PLANTING LEGEND

SYMBOL BOTANICAL / COMMON NAME SIZE

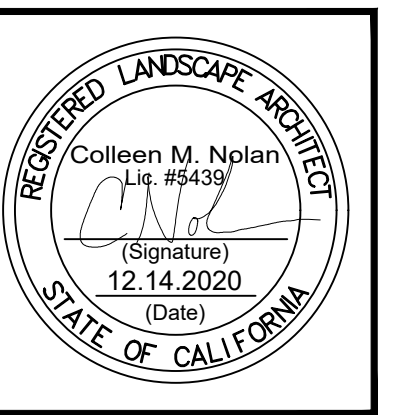
PROPOSED TREES

	ARBUTUS 'MARINA' / NCN	24" BOX STANDARD
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD
	LAGERSTROEMIA INDICA / CREPE MYRTLE	36" BOX MULTI-TRUNK
	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX STANDARD

SYMBOL BOTANICAL / COMMON NAME SIZE

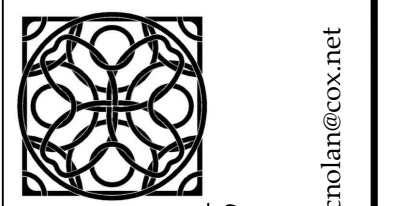
PROPOSED SHRUBS, GROUNDCOVER AND VINES

	ACACIA REDOLENS / PROSTRATE ACACIA	1 GAL / 48" O.C.
	AGAVE DESMETTIANA / DWARF AGAVE	5 GAL / 42" O.C.
	BOUGAINVILLEA SP. / BOUGAINVILLEA	5 GAL / 48" O.C.
	RHAPSOLEPIS L. 'CLARA' / INDIA HAWTHORNE	1 GAL / 30" O.C.
	CISTUS PURPUREUS / ORCHID ROCKROSE	5 GAL / 48" O.C.
	ANIGOZANTHUS F. 'BUSH PEARL' / BUSH PEARL KANGAROO PAW	5 GAL / 36" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ECHIUM CANDICANS / PRIDE OF MADEIRA	5 GAL / 48" O.C.
	LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL / 36" O.C.
	DIOSMA PULCHRUM / PINK BREATH OF HEAVEN	5 GAL / 36" O.C.
	HEPERALOE PARVIFLORA / RED YUCCA	1 GAL / 24" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	SALVIA GREGII 'FURMAN'S RED' / FURHMANS RED SAGE	1 GAL / 30" O.C.
	BACCHARIS 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL / 30" O.C.
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.
	LANTANA CAMARA / COMMON LANTANA	1 GAL / 30" O.C.
	MYOPORUM PARVIFOLIUM / CREEPING MYOPORUM	1 GAL / 30" O.C.
	ROSA X 'FLOWERING CARPET' / FLOWERING CARPET ROSE - PINK	1 GAL / 30" O.C.



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NEW CONSTRUCTION**
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CAD FILE:	
JOB NUMBER:	20-020
CHECKED:	C. NOLAN
DRAWN:	
STATUS:	SCH. DESIGN

PRELIMINARY
LANDSCAPE PLAN
L1.1

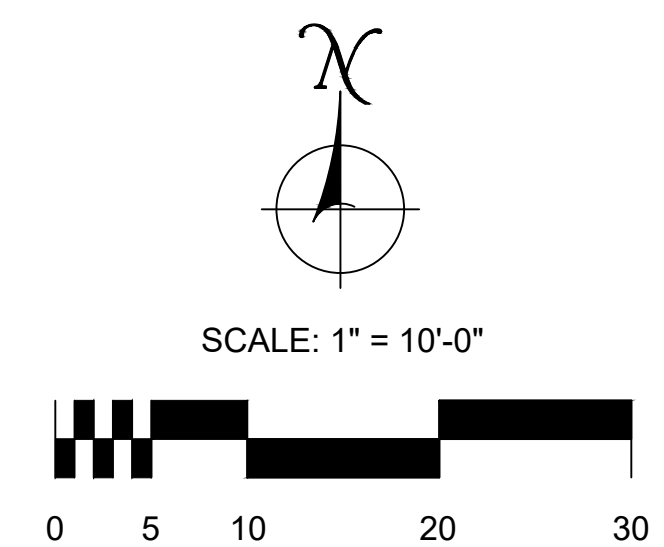


Exhibit B

SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS

This following form shall be used to acknowledge preliminary approval of the scope for the traffic impact analysis (TIA) of the following project. The TIA must follow the City of Rialto Traffic Impact Analysis – Report Guidelines and Requirements, adopted by the City Council on December 1, 2013.

5.24.21
TIA SCOPE
accepted as
submitted.

No TIA required.

City of Rialto

Traffic Impact Analysis

Scoping Agreement

Case No. MC 2021-0001

Related Cases -

SP No. _____

EIR No. _____

GPA No. _____

ZC No. _____

Project Name: Extra Space Storage Expansion

Project Address: 313 S. Riverside Avenue Rialto, CA 92376 (See Figure 1 - Vicinity Map & Figure 2 - Existing Site Aerial.)

Project Description: 40,164 SF (410 units) 2-story self storage expansion

Consultant

Developer

Name: LLG Engineers

SREF 2020, LLC

Address: 2 Executive Circle, Suite 250 Irvine CA 92614

1300 Bristol St Nth, #100 Newport Beach CA 92660

Telephone: (949) 825-6175

(949) 515-5621

Fax: _____

(425) 885-4303

Traffic Impact Analysis – Report Guidelines and Requirements

Exhibit B

Scoping Agreement

1. Trip Generation Source: ITE Trip Generation (10th Edition)

Existing GP Land Use Commercial Proposed Land Use Commercial

Current Zoning: Commercial Proposed Zoning: Commercial

Total Daily Project Trips: 74 (See Table 1 - Project Trip Generation)

Current Trip Generation			Proposed Trip Generation		
In	Out	Total	In	Out	Total
AM Trips		<u>0</u>	<u>3</u>	<u>3</u>	<u>6</u>
PM Trips		<u>0</u>	<u>4</u>	<u>4</u>	<u>8</u>
Internal Trip Allowance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(_____ % Trip Discount)			
Pass-By Trip Allowance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(_____ % Trip Discount)			

For appropriate land uses, a pass-by trip discount may be allowed not to exceed 25%. Discount trips shall be indicated on a report figure for intersections and access locations.

2. Trip Geographic Distribution: N 25 % S 25 % E 25 % W 25 %
(See Figure 4 - Project Trip Distribution Pattern)
(Detailed exhibits of trip distribution must be attached with Trucks as a separate exhibit)

3. Background Growth Traffic

Project Completion Year: 2022 Annual Background Growth Rate: _____%

Other Phase Years N/A

Other area projects to be considered: N/A

(Contact Planning for Lists. Correlate projects to exhibit map and also indicate which projects have been included in study area forecasts for existing + background growth + project + cumulative)

Model/Forecast methodology: N/A

4. Study Intersections: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- | | |
|---------------|-----------|
| 1. <u>N/A</u> | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

5. Study Roadway Segments: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- | | |
|---------------|-----------|
| 1. <u>N/A</u> | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

6. Other Jurisdictional Impacts

Is this project within any other Agency's Sphere of Influence or within one-mile of another jurisdictional boundary? Yes ☐ No ☒

If so, name of Jurisdiction: _____

7. Site Plan (please attach 11" x 17" legible copy) (See Figure 3 - Proposed Site Plan)

8. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (to be filled out by the City of Rialto Public Works Department) (NOTE: If the traffic study states that "a traffic signal is warranted" (or "a traffic signal appears to be warranted," or similar statement) at an existing un-signalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

VMT Assessment Memo and Truck Turning Template (See Figure 5 and Figure 6)

9. Existing Conditions

Traffic count data must be new or within one year. Provide traffic count dates if using other than new counts.

Date of counts: N/A

NOTE Fees are due and must be submitted with, or prior to submittal of this form. The City will not process the Scoping Agreement prior to the receipt of the processing fee.

Fees Paid: \$ _____ Date _____

Traffic Impact Analysis -- Report Guidelines and Requirements
Exhibit B
Scoping Agreement

Recommended:

Scoping Agreement Submittal date 03/29/2021

Scoping Agreement Resubmittal date 05/19/2021

 05.19.21
Applicant/Engineer Date

Land Use Concurrence:

 5-26-2021
Development Services Department Date

Approved by:

 5/25/2021
Public Works Department Date

NOTE:

The Applicant/Engineer acknowledges that the Scoping Agreement is intended to assist in the preparation of any required TIA. It is preliminary in nature and the City does not have sufficient data to determine the ultimate conditions that may be imposed for the project. It does not provide nor limit the requirements imposed on the Project but is intended only to provide initial input into the parameters for review of the traffic generated by the Project and the initial areas to be considered and studied. Subsequent changes to scope of required analysis to be included in the TIA may be required by the Transportation Commission, Planning Commission, and/or the City Council upon Public Works Director/City Engineer review and approval.

\\4300\2214383 - extra space storage expansion, rialto\dwg\4383 f-1.dwg LWP 13/04/24 03:18-2021 aguilera

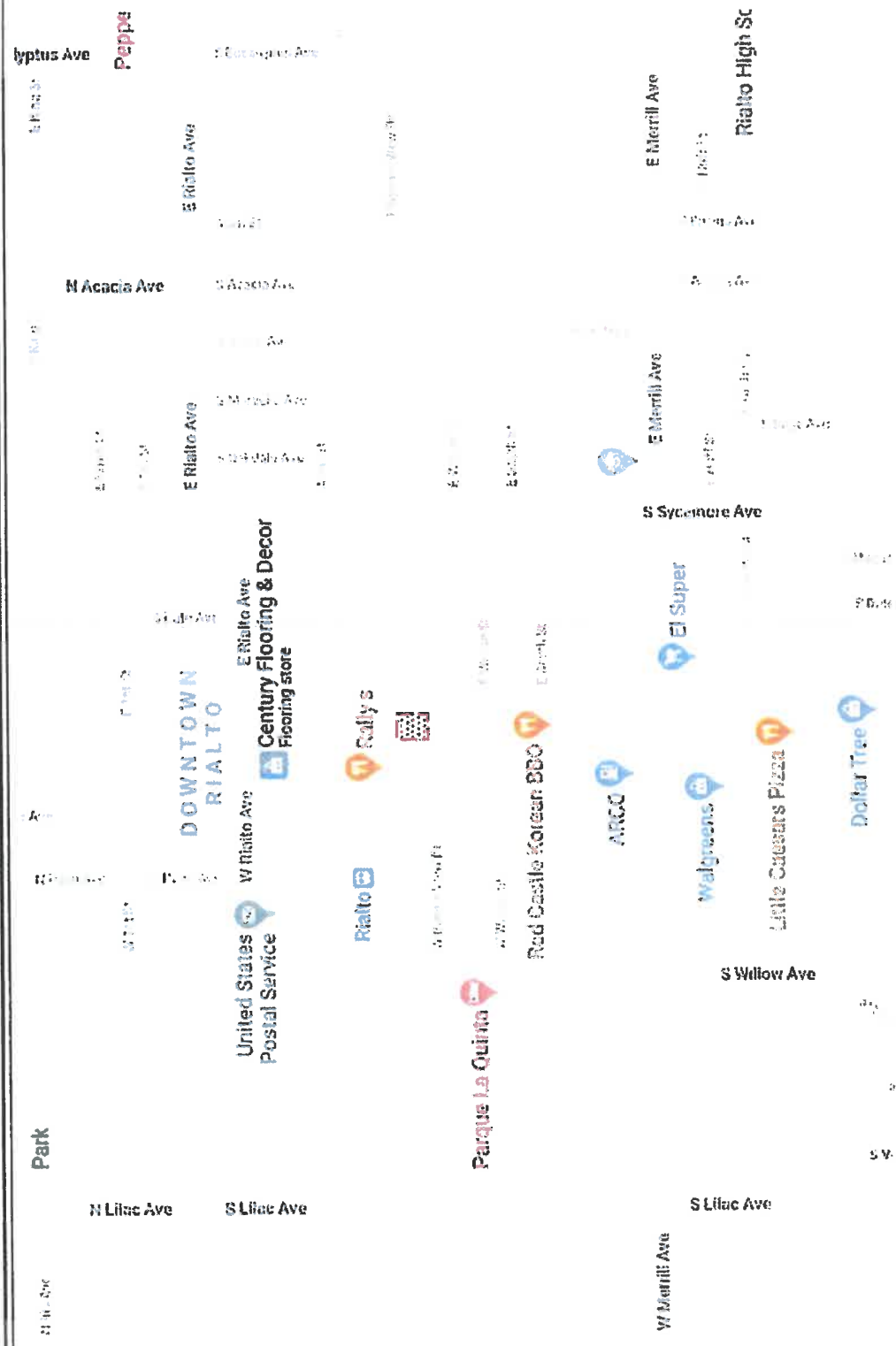


FIGURE 1

VICINITY MAP

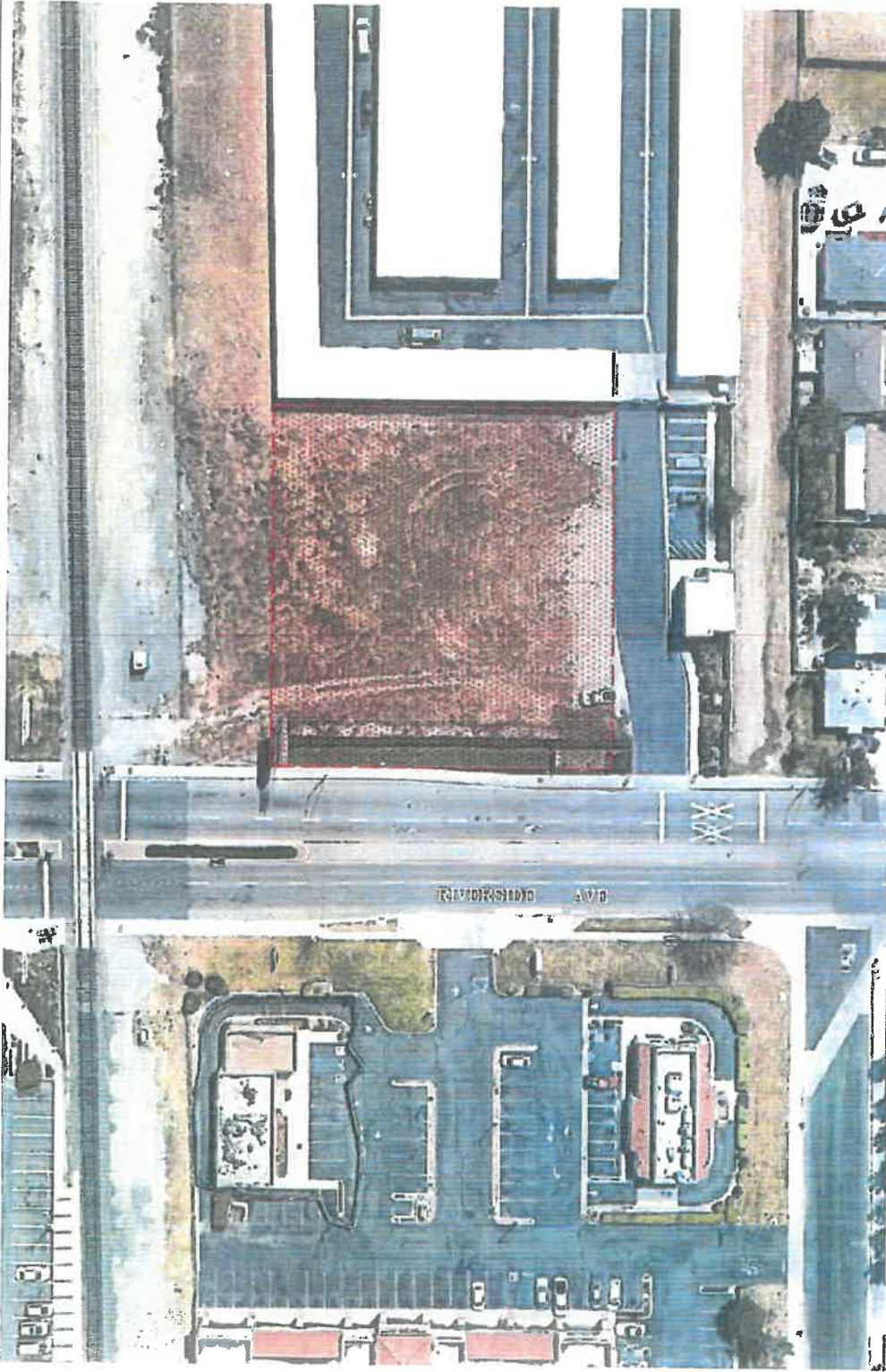
EXTRA SPACE STORAGE EXPANSION, RIALTO

KEY

PROJECT SITE

NO SCALE

**LINSCOTT
LAW &
GREENSPAN
engineers**



n:\4300\2214393 -- extra space storage expansion, rialto\dwg\4393 f-2.dwg LDP 13:44:26 03-18-2021 agulbar

SOURCE: GOOGLE

KEY
 = PROJECT SITE

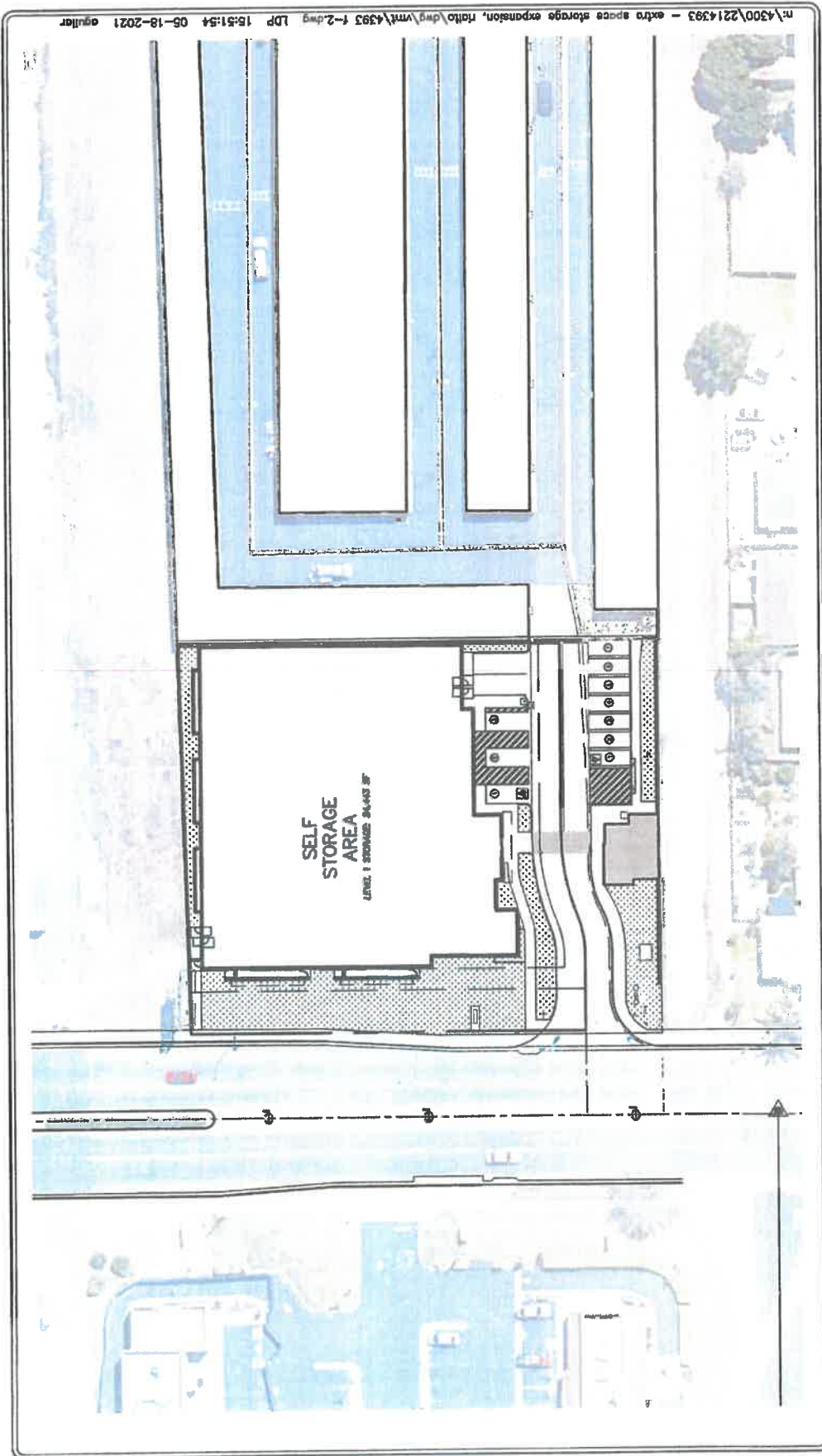


NO SCALE

LINSCOTT
 LAW &
 GREENSPAN
engineers

FIGURE 2

EXISTING SITE AERIAL
 EXTRA SPACE STORAGE EXPANSION, RIALTO



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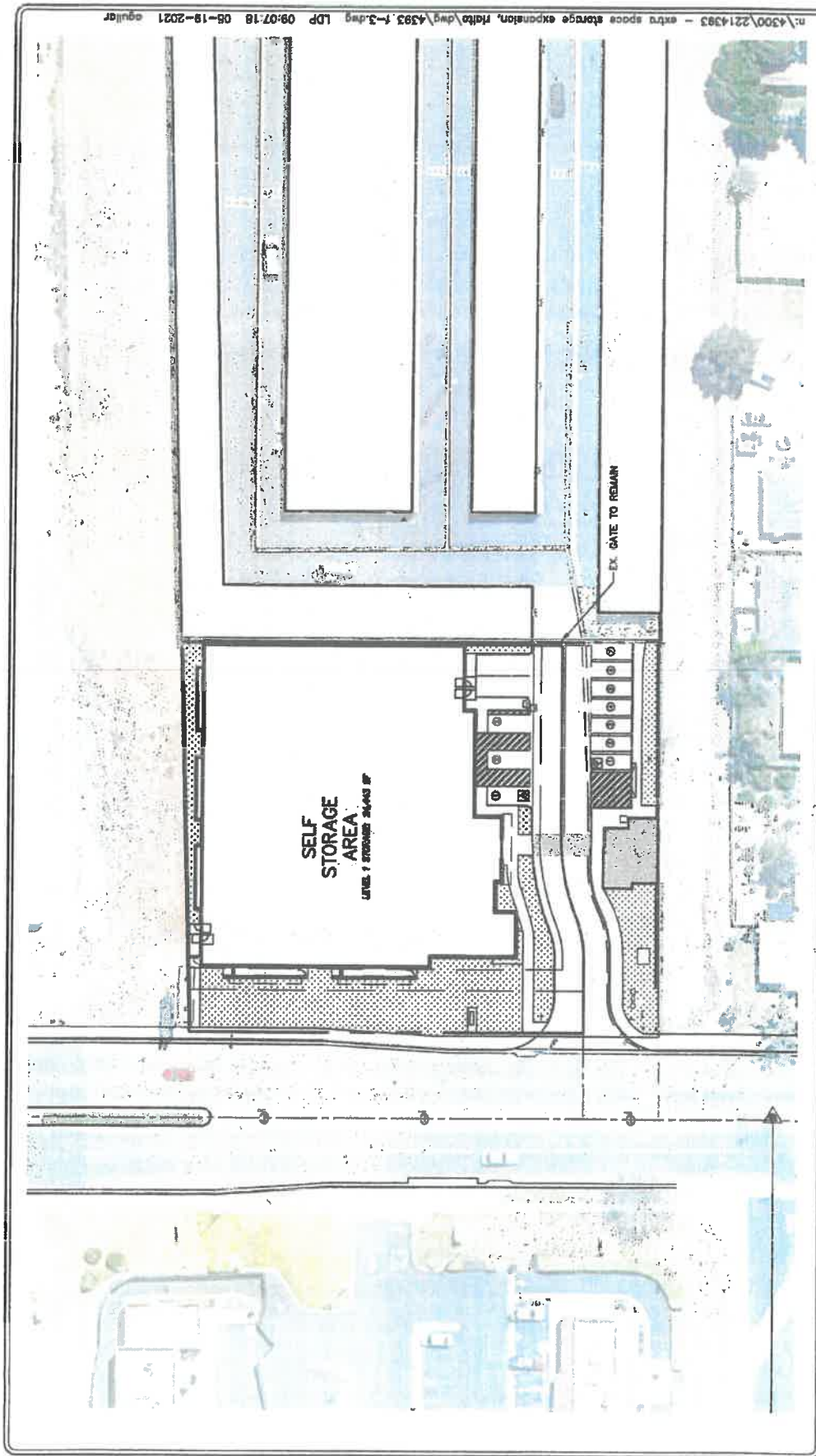
SOURCE: MABELLAN ARCHITECTS

FIGURE 2

PROPOSED SITE PLAN
EXTRA SPACE STORAGE EXPANSION, RIALTO



NO SCALE



SOURCE: MAGELLAN ARCHITECTS

FIGURE 3

**PROPOSED SITE PLAN
EXTRA SPACE STORAGE EXPANSION, RIALTO**



NO SCALE

L. HISCOTT
LAW &
CONSULTING, P.A.
GREENHILL, OHIO 45426-1000

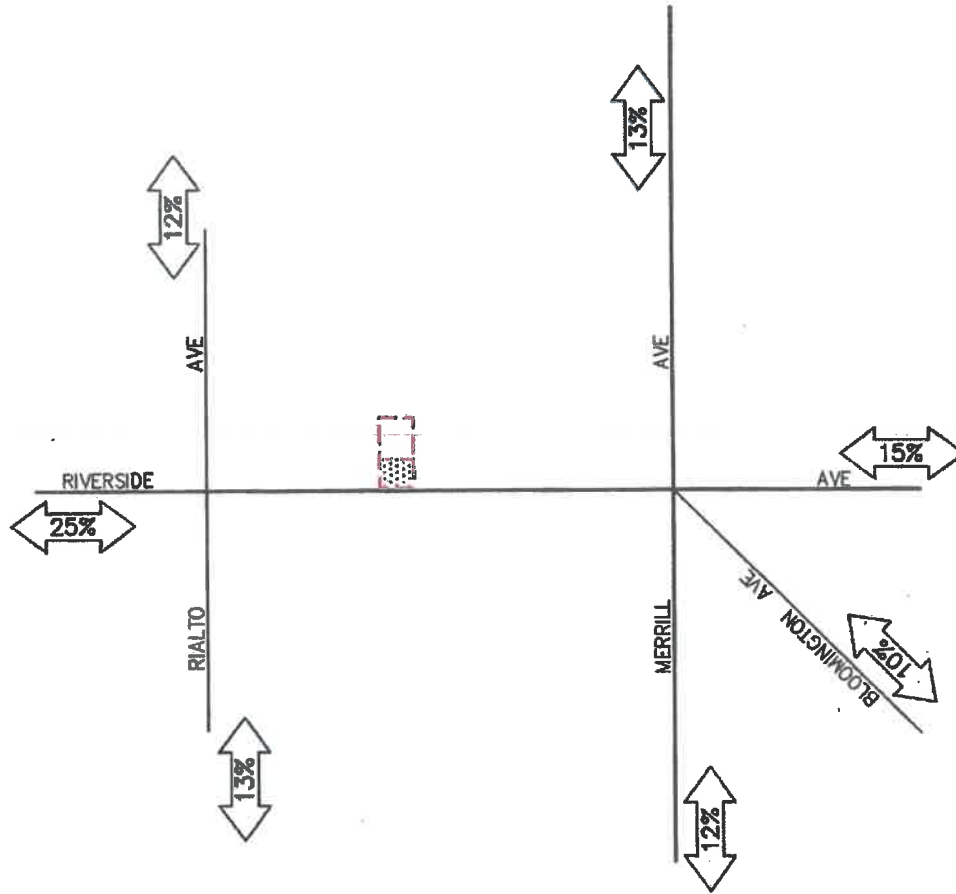


FIGURE 4

PROJECT TRAFFIC DISTRIBUTION PATTERN
EXTRA SPACE STORAGE EXPANSION, RIALTO

KEY
[Red hatched rectangle] = PROJECT SITE



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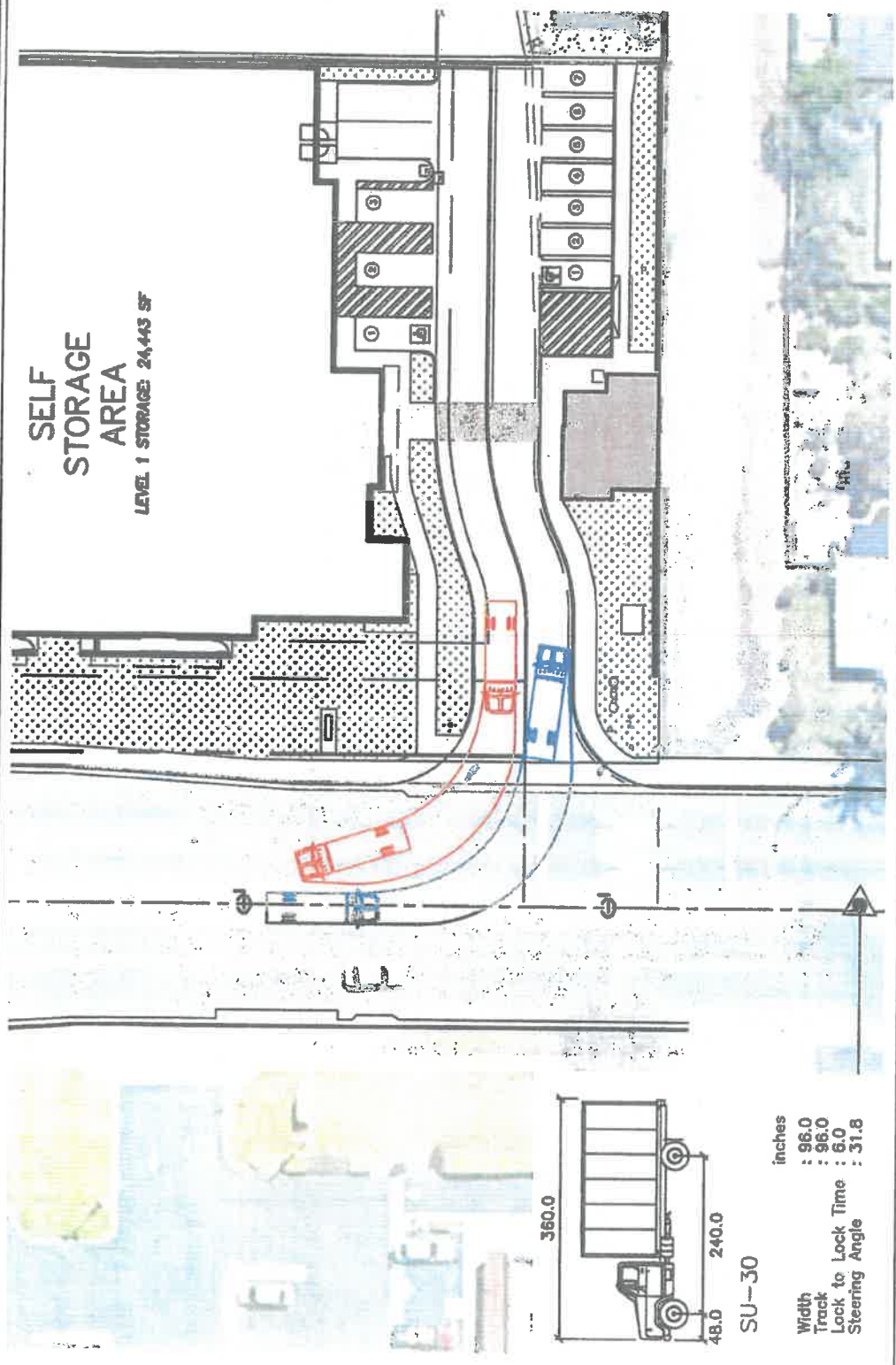


FIGURE 5

SU-30 TRUCK MOVEMENTS
EXTRA SPACE STORAGE EXPANSION, RIALTO

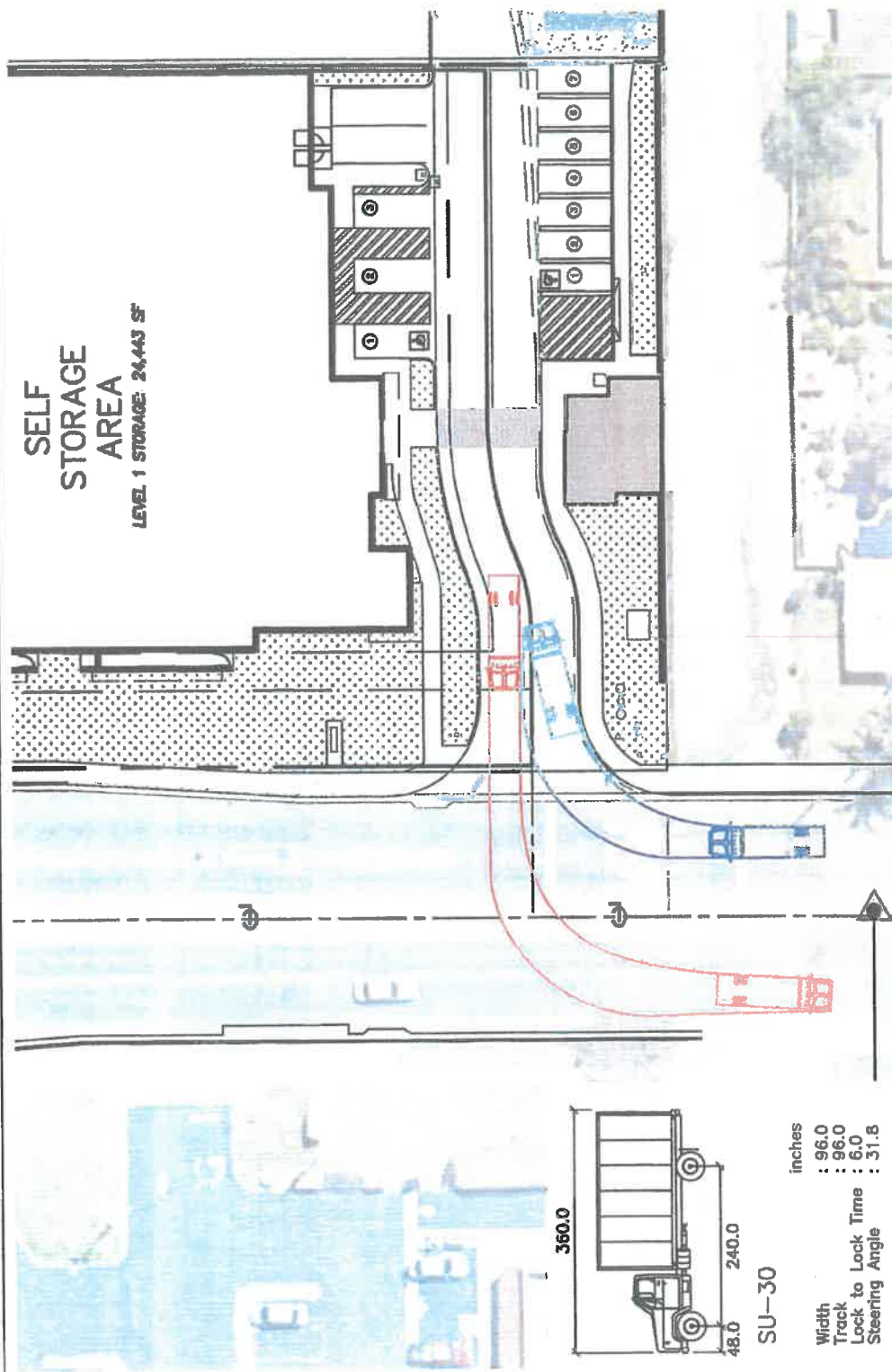


FIGURE 6

SU-30 TRUCK MOVEMENTS
EXTRA SPACE STORAGE EXPANSION, RIALTO



LINSCOTT
LAW &
GREENSPAN
engineers

TABLE 1
PROJECT TRIP GENERATION FORECAST¹
EXTRA SPACE STORAGE EXPANSION, RIALTO

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Generation Factors:</u>							
▪ 151: Mini Warehouse (TE/Storage Unit (100s))	17.96	51%	49%	1.39	50%	50%	1.95
<u>Existing Site Trip Generation:</u>							
▪ Extra Space Storage (796 Units)	143	6	5	11	8	8	16
<u>Proposed Project Trip Generation:</u>							
▪ Extra Space Storage Expansion (410 Units)	74	3	3	6	4	4	8

Notes:

- TE/Storage Unit (100s) = Trip End per 100 Storage Units

¹ Source: Trip rates based on *Trip Generation, 10th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2017)*.

TECHNICAL MEMORANDUM

5-24-21
accepted as
submitted.

To: Mr. Jon Gruber
SREF 2020, LLC

Date: May 19, 2021

From: Keil D. Maberry, P.E., Principal
Linscott, Law and Greenspan, Engineers

LLG Ref: 2.21.4393.1

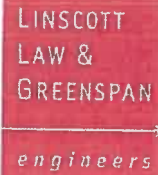
Subject: ***Vehicle Miles Traveled (VMT) Assessment for the Proposed
Extra Space Storage Expansion Project, Rialto***

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Vehicle Miles Traveled (VMT) Assessment Technical Memorandum for the proposed Extra Space Storage Expansion project (herein after referred to as Project) in the City of Rialto, California. The Project site is located on the east side of San Bernardino Avenue between Merrill Avenue and Rialto Avenue as presented in **Figure 1**, attached. The proposed Project will consist of expanding the existing 78,000 SF Extra Space Storage facility with a 40,164 SF self-storage building with 410 units as presented on the proposed site plan in **Figure 2**.

This Technical Memorandum presents the VMT screening criteria and applies the criteria, accordingly. It should be noted that the approach and methodology outlined in this Technical Memorandum is based on the County of San Bernardino *Transportation Impact Study Guidelines (July 9, 2019)*, in the absence of formal City VMT Guidelines, and is generally consistent with the *Technical Advisory for Evaluating Transportation Impacts In CEQA*, published by the Governor's Office of Planning and Research (OPR), December 2018 (OPR Technical Advisory), which provides additional detail on the language and approach described in this Technical Memorandum.

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines. Among the changes to the guidelines was the removal of vehicle delay and LOS from consideration for transportation impacts under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled. Lead agencies are allowed to continue using their current impact criteria, or to opt into the revised transportation guidelines. However, the new guidelines must be used starting July 1, 2020, as required in CEQA section 15064.3.

In late 2019, State courts stated that under section 21099, subdivision (b)(2), existing law is that "automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment" under CEQA, except for roadway capacity projects.



Engineers & Planners
Traffic
Transportation
Parking

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Greenspan, Engineers**
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949.825.6175 T
949.825.6173 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

Philip M. Linscott, PE (1924-2000)
William A. Law, PE (1921-2016)
Jack M. Greenspan, PE (Ret.)
Paul W. Wilkinson, PE (Ret.)
John P. Keating, PE
David S. Shender, PE
John A. Boorman, PE
Clare M. Leok-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE
Walter B. Musiol, PE
An LGSMB Company Founded 1968

As a result of SB 743, the new metric in the CEQA guidelines for transportation impacts is VMT per capita. The legislative intent of SB 743 is to balance the needs of congestion management with statewide goals for infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.

Under the VMT methodology, screening is used to determine if a project will be required to conduct a detailed VMT analysis. The County of San Bernardino has developed SB 743 VMT Impact Screening Criteria to serve as a screening tool for potential VMT impacts associated with select land use projects in San Bernardino County. As such, the following guidance summarizes the potential project screening for this Project and therefore would be presumed to cause less-than-significant impact. As shown at the top of Page 19 of the *Transportation Impact Study Guidelines*, projects that generate less than 110 daily vehicle trips could be considered not to lead to a significant impact.

The proposed expansion Project, which consists of a 41,410 SF self-storage facility with 410 units and is forecast to generate 74 average daily trips based on 10th Edition ITE *Trip Generation Manual* (2017) [ITE land use 151 (Mini-Warehouse)], would screen out under the "Projects generating less than 110 daily vehicle trips" criteria. As a result, the proposed Extra Storage Expansion Project can be presumed to cause less-than-significant impact.

CONCLUSION

Consistent with the County of San Bernardino *Transportation Impact Study Guidelines* (July 9, 2019) and OPR *Technical Advisory*, the proposed Extra Space Storage Expansion Project will result in a less-than-significant transportation impact based on the "projects generating less than 110 daily vehicle trips" VMT impact screening criteria.

We appreciate the opportunity to provide this Technical Memorandum. Should you have any questions regarding the memorandum, please contact us at (949) 825-6175.

Attachments



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WHEREAS, the applicant, SREF 2020, LLC, proposes to develop and operate a 40,164 square foot two-story climate-controlled indoor self-storage facility (“Project”) on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan (“Site”); and

WHEREAS, in conjunction with the Project, the applicant submitted Precise Plan of Design No. 2021-0001 (“PPD No. 2021-0001”) to facilitate the development of a 40,164 square foot two-story climate-controlled indoor self-storage facility and related improvements on the Site; and

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

-1-

1 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto as
2 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 on June 30, 2021, with regard to CDP No. 2021-0001, including written
7 staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated
8 herein, the Planning Commission hereby determines that CDP No. 2021-0001 satisfies the
9 requirements of Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must
10 be made precedent to granting a conditional development permit, which findings are as follows:

- 11 1. The proposed use is deemed essential or desirable to provide a service or facility
12 which will contribute to the convenience or general well-being of the neighborhood
13 or community; and

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

15 The Project will provide a benefit to the community and neighborhood by providing
16 residents and visitors additional options for renting self-storage units, including various
17 sizes not found in the existing self-storage facility to the east and the unique feature of
18 climate-controlled storage.

- 19 2. The proposed use will not be detrimental or injurious to health, safety, or general
20 welfare of persons residing or working in the vicinity; and

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

22 To the north of the project site, across the BNSF/Metrolink railroad, is a 10,000 square foot
23 commercial building occupied by J&J Auto Fabrics, and to the east is an existing self-
24 storage facility occupied by Extra Space Storage. To the south is the office structure and
25 auto-parking lot for the existing Extra Space Storage self-storage facility, and to the west,
26 across Riverside Avenue, is a commercial center consisting of three (3) buildings totaling
27 approximately 16,040 square feet in size. The Project will be operated in conjunction with
28 the existing self-storage facility to the east and south of the Site. The zoning of the project
site and the properties to the south and west is Support Commercial (S-C) within the
Central Area Specific Plan. The zoning designation of the property located to the north is
Core Commercial (C-C) within the Central Area Specific Plan, and the zoning designation
of the property to the east is Urban Services (U-S) within the Central Area Specific Plan.
The proposed operation is consistent with the S-C zone and the surrounding land uses. The
Site is surrounded on all sides by existing commercial developments, including an existing
self-storage facility, which the Project will operate in conjunction with. The Project is not

1 expected to negatively impact any uses with the successful implementation of the
2 Conditions of Approval contained herein.

- 3 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
4 other physical characteristics to accommodate the proposed use in a manner
5 compatible with existing land uses; and

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

7 The Site contains 0.76 gross acres, is generally square-shaped, fairly level, and adjacent to
8 one (1) public street, which will be able to accommodate the proposed use. The Project will
9 have one (1) point of access – via Riverside Avenue. The driveway connected to Riverside
10 Avenue is an existing driveway that will serve as a shared driveway for both the new
11 development and the existing self-storage facility to the east and south. In addition, the
12 existing self-storage facility to the east and south and the new development combined will
13 have 10 parking spaces, which exceeds the amount required by Section 18.58.050I(11) of the
14 Rialto Municipal Code.

- 15 4. The site has adequate access to those utilities and other services required for the
16 proposed use; and

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

18 The Site will have adequate access to all utilities and services required through main water,
19 electricity, sewer, and other utility lines that will be connected/extended to the Site.

- 20 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
21 not be injurious to property or improvements in the vicinity or otherwise be
22 inharmonious with the General Plan and its objectives, the Central Area Specific Plan,
23 or any zoning ordinances, and

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

25 As previously stated, the use is consistent with the S-C zone. All items stored at the Site will
26 be contained with the building, and the building will be oriented such that any loading and
27 unloading activities will occur on the south side of the building and not front or face the public
28 right-of-way. The Project will have access to ten (10) parking spaces, and the Project will
have a Floor Area Ratio (FAR) of 1.37, all of which comply with the General Plan, the S-C
zone, and the City's Design Guidelines. Additionally, landscaping will be abundantly
incorporated into the Site, as the landscape coverage for the project is 14.8 percent, which
exceeds the minimum required amount of 10.0 percent.

6. Any potential adverse effects upon the surrounding properties will be minimized to
every extent practical and any remaining adverse effects shall be outweighed by the
benefits conferred upon the community or neighborhood as a whole.

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

2 The Conditions of Approval contained herein will minimize the Project's impacts. The
3 granting of CDP No. 2021-0001, allowing the development and operation of a climate-
4 controlled indoor self-storage facility, will lead to the development of a piece of land that
5 has remained historically vacant. Furthermore, the Project will provide residents and
6 visitors an additional option for renting self-storage units for the purpose of storing
7 personal items, including the unique feature of climate-controlled storage. Therefore, any
8 potential adverse effects are outweighed by the benefits conferred upon the community and
9 neighborhood as a whole.

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

14 SECTION 4. CDP No. 2021-0001 is granted to SREF 2020, LLC, in accordance with the
15 plans and application on file with the Planning Division, subject to the following conditions:

- 16 1. CDP No. 2021-0001 is approved allowing the development and operation of a 40,164
17 square foot two-story climate-controlled indoor self-storage facility on 0.76 gross acres of
18 land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725
19 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central
20 Area Specific Plan, as shown on the plans attached as Exhibit A, and as approved by the
21 Planning Commission. If the Conditions of Approval specified herein are not satisfied or
22 otherwise completed, the project shall be subject to revocation.
- 23 2. City inspectors shall have access to the site to reasonably inspect the site during normal
24 working hours to assure compliance with these conditions and other codes.
- 25 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
26 and/or any of its officials, officers, employees, agents, departments, agencies, and
27 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
28 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

1 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
2 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
3 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
4 or any decision of a court of competent jurisdiction. This condition to indemnify,
5 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,
6 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees
7 and other costs, liabilities and expenses incurred in connection with such proceeding
8 whether incurred by applicant, Property owner, or the City and/or other parties
9 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the
10 "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant
11 shall not be liable to the City Parties under this indemnity to the extent the Damages
12 incurred by any of the City Parties in such Action(s) are a result of the City Parties'
13 fraud, intentional misconduct or gross negligence in connection with issuing the
14 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,
15 and hold the City harmless as stated herein within five (5) days of approval of CDP No.
16 2021-0001.

- 17 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
18 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
19 subject to protest by the applicant at the time of approval or conditional approval of the
20 Project or within 90 days after the date of the imposition of the fees, dedications,
21 reservations, or exactions imposed on the Project.
- 22 5. The applicant, landlord, and/or operator of the climate-controlled indoor self-storage
23 facility shall prepare and be responsible for implementation of a Site Maintenance
24 Program for the purposes of ensuring that the area around the exterior of the self-storage
25 facility remains free from trash, debris, and other litter, and that the exterior façade of the
26 self-storage facility remains in good physical appearance. The Site Maintenance Program
27 shall be reviewed and approved by the Planning Division prior to the issuance of a
28 business license for the self-storage facility use. Upon notice by the City of any site
maintenance issues, the applicant, landlord, and/or operator shall implement corrective
measures within forty-eight (48) hours or as directed by the Director of Community
Development.
6. The applicant, landlord, and/or operator shall place and maintain an exterior trash
receptacle for employee and customer use near the entrance of the store.
7. Customer access to the self-storage facility is allowed only between the hours of 6:00 a.m.
and 10:00 p.m. seven (7) days a week for the purpose of unloading and loading stored
goods. No other uses shall be allowed within the facility.
8. The individual storage units within the climate-controlled indoor self-storage facility shall
not be rented or occupied for residential purposes at any time.
9. Outdoor display or storage of any kind is strictly prohibited.

10. All signage shall comply with Chapter 18.102 (Regulation of Signs) of the Rialto Municipal Code.
11. The applicant, landlord, and/or operator shall install and maintain exterior security cameras on the Site that cover the entire extent of the Site, as approved by the Rialto Police 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.
12. The applicant, landlord, and/or operator shall install and maintain Knox boxes immediately adjacent to the exterior of the main entry and at least one (1) rear door to the self-storage facility to facilitate the entry of safety personnel. The Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand, and be fully recessed into the building. The Knox boxes shall be installed and equipped with the appropriate keys prior to the issuance of a business license for the self-storage facility.
13. The applicant and/or landlord shall provide and maintain an illuminated channel letter address prominently placed on the building to be visible from the front of the location, prior to the issuance of a business license for the self-storage facility. Specifications for the illuminated channel letters are as follows: The illuminated channel letters shall indicate the numerical address of the Site. The channel letters shall be at least twelve (12) inches tall and at least four (4) inches deep with a “white” color face.
14. The applicant and/or landlord shall prominently display and maintain the address on the building rooftop to be visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast. The address shall be displayed on the building rooftop accordingly prior to the issuance of a business license for the self-storage facility.
15. The applicant shall provide and maintain an audible alarm within the building, including at the rear door, prior to the issuance of a business license for the self-storage facility. The building shall be alarmed in such a way as to emit a continuous audible notification until reset by responsible personnel (e.g., alarmed exit device/crash bar).
16. The operator of the climate-controlled indoor self-storage facility shall maintain a valid City of Rialto Business License at all times.
17. Approval of CDP No. 2021-0001 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.

- 1 18. Six (6) months after the date of approval, the Planning Commission will review the
2 approved climate-controlled indoor self-storage facility to determine if the operator has
3 complied with all conditions of approval of the Conditional Development Permit.
4 Thereafter, the Planning Commission will review the approved facility on an annual basis.
- 5 19. The privileges granted by the Planning Commission pursuant to approval of this
6 Conditional Development Permit are valid for one (1) year from the effective date of
7 approval. If the applicant fails to commence the project within one year of said
8 effective date, this conditional development permit shall be null and void and any
9 privileges granted hereunder shall terminate automatically. If the applicant or his or
10 her successor in interest commence the project within one year of the effective date of
11 approval, the privileges granted hereunder will continue inured to the property as long
12 as the property is used for the purpose for which the conditional development permit
13 was granted, and such use remains compatible with adjacent property uses.
- 14 20. In the event, that self-storage facility operation on the Site is found to be objectionable or
15 incompatible with the character of the City and its environs due to excessive noise,
16 excessive traffic, loitering, criminal activity or other undesirable characteristics including,
17 but not strictly limited to, uses which are or have become offensive to neighboring
18 property or the goals and objectives of the Support Commercial (S-C) zone of the Central
19 Area Specific Plan and the City's General Plan, the applicant and/or operator of the self-
20 storage facility shall address the issues within forty-eight (48) hours of being notified by
21 the City.
- 22 21. If the applicant and/or operator of the self-storage facility fails to comply with any of
23 the conditions of approval placed upon CDP No. 2021-0001 or PPD No. 2021-0001,
24 the Planning Commission may initiate proceedings to revoke the conditional
25 development permit in accordance with the provisions of Sections 18.66.070 through
26 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit
27 No. 2021-0001 may be revoked, suspended or modified in accordance with Section
28 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:
- a) The use for which such approval was granted has ceased to exist, been
subsequently modified, or has been suspended for six (6) months or more;
 - b) Any of the express conditions or terms of such permit are violated;
 - c) The use for which such approval was granted becomes or is found to be
objectionable or incompatible with the character of the City and its environs
due to excessive noise, excessive traffic, loitering, criminal activity or other
undesirable characteristics including, but not strictly limited to uses which
are or have become offensive to neighboring property or the goals and
objectives of the Support Commercial (S-C) zone of the Central Area
Specific Plan, and the City's General Plan.

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

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

FRANK GONZALEZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2021.

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this ____th day of ____, 2021.

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

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WHEREAS, the applicant, SREF 2020, LLC, proposes to develop a 40,164 square foot two-story climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and drainage improvements (“Project”) on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan (“Site”); and

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

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

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

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

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

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

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

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

(S-C) within the Central Area Specific Plan. The zoning designation of the property located to the north is Core Commercial (C-C) within the Central Area Specific Plan, and the zoning designation of the property to the east is Urban Services (U-S) within the Central Area Specific Plan. The proposed operation is consistent with the S-C zone and the surrounding land uses. The Site is surrounded by existing commercial developments, including an existing self-storage facility, which the Project will operate in conjunction with. The project is not expected to negatively impact any uses since measures, such as the building setbacks, landscape buffering, and indoor operations will ensure that both noise and visual impacts remain at acceptable levels. The project will be a benefit to the community and an improvement to the surrounding area.

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

This finding is supported by the following facts:

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

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

This finding is supported by the following facts:

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

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

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

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

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

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

10. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall route all drainage downspouts through the interior of the building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.
11. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall construct parapet returns, at least five (5) feet in depth from the main wall plane, at all height variations on all four (4) sides of the building. The parapet returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits.
12. In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide internal roof access only for the building. The internal roof access shall be identified within the formal building plan check submittal prior to the issuance of building permits.
13. Any new light poles installed on site, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface, including the base. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. Any new light poles shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.
14. The applicant shall submit a formal Landscape Plan to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.
15. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Riverside Avenue. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained by the property owner. At least fifty (50) percent of the trees within the setback shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.
16. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Riverside Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Riverside Avenue shall be the Pistachia Chinensis "Chinese Pistache" and/or Eucalyptus Ficifolia "Rosey Red Iron Bark". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

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

- 1
- 2 25. The applicant shall pay all applicable development impact fees in accordance with the
- 3 current City of Rialto fee ordinance, prior to the issuance of any building permit related
- 4 to the Project.
- 5
- 6 26. The applicant shall apply and complete the Special District Annexation for the public
- 7 street lighting and the public landscape and irrigation, including applicable easement
- 8 areas, parkway areas, and raised medians along the property frontage, as determined by
- 9 the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.
- 10
- 11 27. A City of Rialto Off-site Construction Permit is required for any improvements within
- 12 the public right-of-way. In an effort to expedite and facilitate improvements in the public
- 13 right-of-way, the applicant is responsible for submitting a multi-phase master plan
- 14 traffic control plan which includes all phases of construction in the public right-of-way
- 15 i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site
- 16 Construction Permit/Encroachment Permit. Note, in an effort to simplify the permitting
- 17 process, a single master Off-Site Construction Permit shall replace individual
- 18 Encroachment Permits to be pulled by the applicant's contractor.
- 19
- 20 28. At the discretion of the City Engineer, the applicant shall apply for annexation of the
- 21 underlying property into City of Rialto Landscape and Lighting Maintenance District
- 22 No. 2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on
- 23 the property. An application fee of \$5,000 shall be paid at the time of application.
- 24 Annexation into LLMD 2 is a condition of acceptance of any new median, parkway,
- 25 and/or easement landscaping, or any new public street lighting improvements, to be
- 26 maintained by the City of Rialto. All final approved plans and documents required for
- 27 the annexation shall be submitted by the property owner prior to issuance of a building
- 28 permit. The annexation process shall be completed prior to recordation of any
- applicable Final Tract/Parcel Maps. For developments with no Final Maps or if the
- Final Map does not create any new parcels, the annexation process shall be completed
- prior to issuance of any certificate of occupancy. Due to the required City Council
- Public Hearing action, the annexation process takes months and as such the developer
- is advised to submit all plans and documents required for Special District annexation as
- early-on in the in the plan review and permitting process to avoid any delays with
- issuance of permit(s) and certificate(s) of occupancy or approval of final map(s).
29. The applicant shall submit off-site landscaping and irrigation system improvement plans
- for review and approval at the time of first (1st) public improvement plan submittal to
- the Public Works Department. The parkway irrigation system shall be separately
- metered from the on-site private irrigation to be maintained for a period of one (1) year
- and annexed into a Special District. The off-site landscape and irrigation plans must
- show separate electrical and water meters to be annexed into the Landscape and
- Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape
- and irrigation plans shall be approved concurrently with the street improvement plans,
- prior to issuance of a building permit. The landscaping architect must contact the City
- of Rialto Landscape Contract Specialist at (909) 772-2635 to ensure all landscape and

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

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

- 1 38. 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 Rialto Water Services, the water purveyor,
4 prior to the issuance of building permits.
- 5 39. The applicant shall submit a wet-signed and stamped Earthwork Cut and Fill
6 Certification Letter prepared by a Civil Engineer registered in the State of California to
7 the Public Works Engineering Division for review.
- 8 40. 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 41. The public street improvements outlined in these Conditions of Approval are intended
12 to convey to the developer an accurate scope of required improvements, however, the
13 City Engineer reserves the right to require reasonable additional improvements as may
14 be determined in the course of the review and approval of street improvement plans
15 required by these conditions.
- 16 42. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
17 The final lift of asphalt concrete pavement shall be postponed until such time that on-
18 site construction activities are complete. Unless the City Engineer provide prior
19 authorization, paving of streets in one lift prior to completion of on-site construction is
20 not allowed. If City Engineer authorized, completion of asphalt concrete paving for
21 streets prior to completion of on-site construction activities, requires additional paving
22 requirements prior to acceptance of the street improvements, including, but not limited
23 to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry
24 seal, or other repairs.
- 25 43. The applicant shall repair all street cuts for utilities in accordance with City Standard
26 SC-231 within 72 hours of completion of the utility work; and any interim trench repairs
27 shall consist of compacted backfill to the bottom of the pavement structural section
28 followed by placement of standard base course material in accordance with the Standard
Specifications for Public Work Construction ("Greenbook"). The base course material
shall be placed the full height of the structural section to be flush with the existing
pavement surface and provide a smooth pavement surface until permanent cap paving
occurs using an acceptable surface course material.
44. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,
any and all street and/or trench cuts in newly paved streets will be subject to moratorium
street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.
45. The applicant shall backfill and/or repair any and all utility trenches or other excavations
within existing asphalt concrete pavement of off-site streets resulting from the proposed
development, in accordance with City of Rialto Standard Drawings. The applicant shall
be responsible for removing, grinding, paving and/or overlaying existing asphalt

1 concrete pavement of off-site streets including pavement repairs in addition to pavement
2 repairs made by utility companies for utilities installed for the benefit of the proposed
3 development (i.e. Rialto Water Services, Southern California Edison, Southern
4 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,
5 and other street cuts within existing asphalt concrete pavement of off-site streets
6 resulting from the proposed Project may require complete grinding and asphalt concrete
overlay of the affected off-site streets, at the discretion of the City Engineer. The
pavement condition of the existing off-site streets shall be returned to a condition equal
to or better than what existed prior to construction of the proposed Project.

- 7 46. The applicant shall replace all damaged, destroyed, or modified pavement legends,
8 traffic control devices, signing, striping, and streetlights, associated with the proposed
9 Project shall be replaced as required by the City Engineer prior to issuance of a
Certificate of Occupancy.
- 10 47. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or
11 curbs along the entire project frontage, in accordance with the General Plan and the City
12 of Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of
a Certificate of Occupancy.
- 13 48. The applicant shall provide construction signage, lighting and barricading shall be
14 provided during all phases of construction as required by City Standards or as directed
15 by the City Engineer. As a minimum, all construction signing, lighting and barricading
16 shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California
Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time
17 of construction.
- 18 49. Upon approval of any improvement plan by the City Engineer, the applicant shall
19 provide the improvement plan to the City in digital format, consisting of a DWG
20 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
(Adobe Acrobat) formats. Variation of the type and format of the digital data to be
submitted to the City may be authorized, upon prior approval by the City Engineer.
- 21 50. The applicant shall construct 4-inch conduit within the parkway area along the entire
22 project frontage of Riverside Avenue for future use.
- 23 51. The applicant shall dedicate additional right-of-way along the entire frontage of
24 Riverside Avenue, as necessary, to provide the ultimate half-width of 60 feet, as
required by the City Engineer.
- 25 52. The applicant shall construct a curb ramp meeting current California State Accessibility
26 standards at both the northeast and southeast corners of the intersection of Riverside
27 Avenue and the existing commercial driveway, in accordance with the City of Rialto
28 Standard Drawings. The developer shall ensure that an appropriate path of travel,
meeting ADA guidelines, is provided across the driveways, and shall adjust the location
of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of

the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.

53. At the discretion of the City Engineer, the applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of Riverside Avenue in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 6. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. Pavement shall extend from clean sawcut edge of pavement at centerline of each street.
54. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontage of Riverside Avenue, as required by the City Engineer.
55. The minimum pavement section for all on-site pavements shall be two (2) inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
56. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
57. Domestic water service to the underlying property is provided by Rialto Water Services. The applicant shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property. The design must include fire hydrants along Riverside Avenue.
58. The applicant shall install a new domestic water line lateral connection to the main water line within Riverside Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to the issuance of building permits.
59. The applicant shall provide certification from Rialto Water Services that demonstrates that all water and/or wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Public Works Engineering Division.
60. The applicant shall submit a Water Quality Management Plan identifying site specific Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required,

obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer. The development of the Site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall ensure development of the site incorporates post-construction Best Management Practices (“BMPs”) in accordance with the Model Water Quality Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed. The Applicant is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval.

61. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The applicant’s contractor shall prepare and maintain a Storm Water Pollution Prevention Plan (“SWPPP”) as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
62. Prior to issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP’s have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
63. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study, prepared by a Civil Engineer, to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing “pre-developed” condition and proposed “developed” condition, using the 100-year frequency storm. All on-site and off-site designs must comply with Federal (NPDES), State, Regional, and City stormwater regulations.

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

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

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

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

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

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

5 PASSED, APPROVED AND ADOPTED this 30th day of June, 2021.
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8 _____
9 FRANK GONZALEZ, CHAIR
10 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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