File #: PC-22-1003, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of November 9, 2022

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Paul Gonzales, Community Development Manager

FROM: Daniel Rosas, Associate Planner

Conditional Development Permit No. 2021-0047: A request to allow for the use of a 62,248 square foot industrial warehouse building on 2.84 acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 (In-Fill Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0060).

Precise Plan of Design No. 2021-0061: A request for site, architectural review and development of a 62,248 square foot industrial warehouse building with a 5,964 square foot office area with associated paving, landscaping, and lighting on 2.84 acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive within General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Projects) Class 32 of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0060).

APPLICANT:

Camfield Partners LLC., 809 Echelon Ct., City of Industry, CA 91744

LOCATION:

The project site consists of two (2) parcels of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive (**Exhibit A**).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	***General Plan Designation***
Site	General Industrial with a Specific Plan Overlay (Rialto Airport SP)
North	General Industrial with a Specific Plan Overlay (Rialto Airport SP)
East	Light Industrial with a Specific Plan Overlay (Rialto Airport SP)

South	General Industrial with Specific Plan Overlay (Rialto Airport SP)
West	General Industrial with a Specific Plan Overlay (Rialto Airport SP)

Surrounding Zoning Designations

Location	***Zoning or Specific Plan Land Use Designation***
Site	General Manufacturing (I-GM)
North	General Manufacturing (I-GM)
East	Planned Industrial Development (I-PID)
South	General Manufacturing (I-GM)
West	General Manufacturing (I-GM)

Site Characteristics
The project site is comprised of two (2) parcels of land totaling approximately 2.84 gross acres in size with approximate dimensions of 298 feet (north-south) by 415 feet (east-west). The project site is bound on the north by Stonehurst Drive and on the east by Locust Avenue, an established truck route.

Surrounding Area
North of the project site is an existing approximately 20,200 square foot industrial commerce building occupied by United Rentals, and to the east, is an approximately 608,000 square foot industrial commerce building occupied by Hillman and KW International. To the south is Pyramid Precast Company Inc. a precast manufacturing company with a storage yard on approximately 4.59 acres of land, and to the west is a 4,200 square foot industrial building.

ANALYSIS/DISCUSSION:
The applicant, Camfield Partners LLC, proposes to construct a 62,248 square foot industrial commerce building with associated paving, landscaping, fencing, lighting, and drainage improvements on the project site. There is no proposed tenant for the new building at this time, but the design of the building will accommodate various storage and distribution uses.

Site Design
As shown on the site plan (**Exhibit B**), the applicant proposes to construct a 62,248 square foot industrial commerce building in the center of the project site. The proposed layout includes a truck court on the south side of the building and passenger vehicle parking areas along the east and south sides of the building. The truck court will accommodate a maximum of 6 trucks and trailers, and 63 passenger vehicle parking stalls.
One (1) driveway from Locust Avenue is proposed at 45 feet wide for driveway access and will provide full access for trucks and passenger vehicles.

Floor Plan
The floor plan for the proposed building (**Exhibit C**) consists of 5,964 square feet of office space and 55,441 square feet of storage area. The office space will occupy the northeast corner of the building, with 3,048 square feet on the ground floor and additional 2,916 square feet on a second-floor mezzanine. The south side of the building will have six (6) dock high loading doors and one (1)

grade level roll-up door.

Architectural Design
The proposed building will feature significant vertical and horizontal wall plane articulation in the form of recessed wall panels, projected wall panels, and panel height variations on all four (4) sides of the building. As shown on the elevations (**Exhibit D**), the height of the building will range from 25 to 40 feet from the finished grade. The exterior of the building is proposed with concrete tilt-up wall construction painted with a palette of three (3) gray tones and wall siding. Additional architectural features of the building include tile accents, wall panel reveals, metal brow accents, and glazing.

Parking
The development will have 63 auto-parking spaces, including three (3) ADA accessible parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code:

Type of Use	***Floor Area (square feet)***	***Parking Ratio***	***Number of spaces required***
Office			
Ground floor	3,048	1 / 250	13
Above ground floor	2,916	1 / 500	6
Warehouse			
Floor area up to 10,000 square feet	10,000	1 / 1,000	10
Floor area 10,001 square feet or more	45,441	1 / 2,000	22
Total Required/Total Provided			**51/63**

Landscaping
The landscape coverage for the project is 27.6 percent, which exceeds the minimum required amount of 10.0 percent. This includes a twenty-five (25) foot landscape setback along Locust Avenue, a twenty-five (25) foot landscape setback along Stonehurst Drive, as well as planters around the perimeter of the building and the project site. 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**).

Traffic
Integrated Engineering Group prepared a Traffic Impact Analysis Scoping Agreement (TIASA), dated February 9, 2022, to assess the project's potential impacts to local streets and intersections, as well as vehicle miles travelled (**Exhibit F**). The TIASA estimates that the project will generate up to 179 actual daily vehicle trips with approximately 17 trips in the AM peak hour and 20 trips in the PM peak hour. Trucks will constitute approximately 115 of the 179 potential daily vehicle trips. The TIASA concluded that the project would generate an insignificant amount of traffic, and all nearby

intersections and roadway segments will continue to operate under their current Level of Service (LOS). The nearby intersections and roadway segments do not require any improvements to maintain an acceptable LOS, and therefore "fair-share" fees would not be required.

Land Use Compatibility
The project is consistent with the I-GM land use district, the Rialto Airport Specific Plan, the regulations contained within Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code, and the industrial uses surrounding the project site. Additionally, the Draft Resolutions of Approval contain conditions of approval requiring that the project not exceed the traffic estimates contained within the TIASA, thereby ensuring that the project will not significantly impact local streets and intersections. The project will be a benefit to the community and an improvement to the surrounding area.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is General Industrial with a Specific Plan Overlay. This designation requires the underlying Specific Plan to establish distinct land use designations within the Specific Plan itself. Exhibit 3 (Land Use Plan) of the Rialto Airport Specific Plan indicates that the land use designation for the project site is General Manufacturing (I-GM). According to Section 3.3.4 of the Rialto Airport Specific Plan, the I-GM designation is intended to facilitate the most intensive industrial uses with the Specific Plan area, including warehousing, manufacturing, and multi-tenant spaces. As a result, the project is consistent with the I-GM 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:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Projects (Class 32). Class 32 allows for project such as this which are consistent with the applicable general plan designation, zoning designation and regulations and involves development in an urban area with adequate access to utilities on less than 5-acres of land that has no significant impact and no value as habitat for endangered, rare or threatened species, thereby qualifying the project for a Class 32 exemption.

PUBLIC NOTICE:

Staff prepared a public hearing notice for the proposed project that was published in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers and the City Clerk's Office, and mailed public hearing notices to all property owners within 1,000 feet

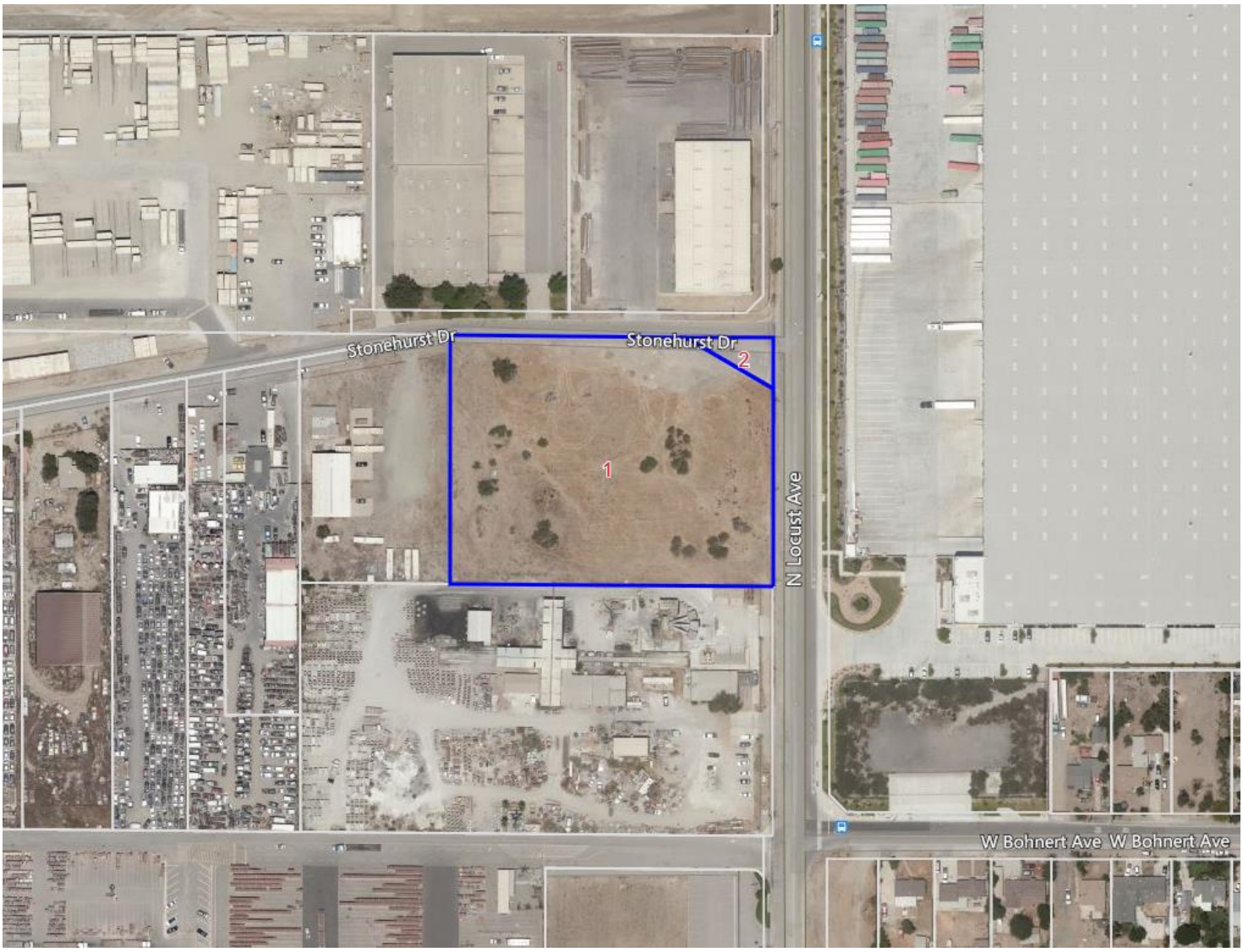
of the project site, as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit G**) to approve Conditional Development Permit No. 2021-0047 to allow the operation of a 62,248 square foot industrial warehouse building, subject to the findings and conditions therein; and

- Adopt the attached Resolution (**Exhibit H**) to approve Precise Plan of Design No. 2021-0061 to allow the develop a 62,248 square foot industrial warehouse building inclusive of 5,964 square feet of office subject to the findings and conditions therein.



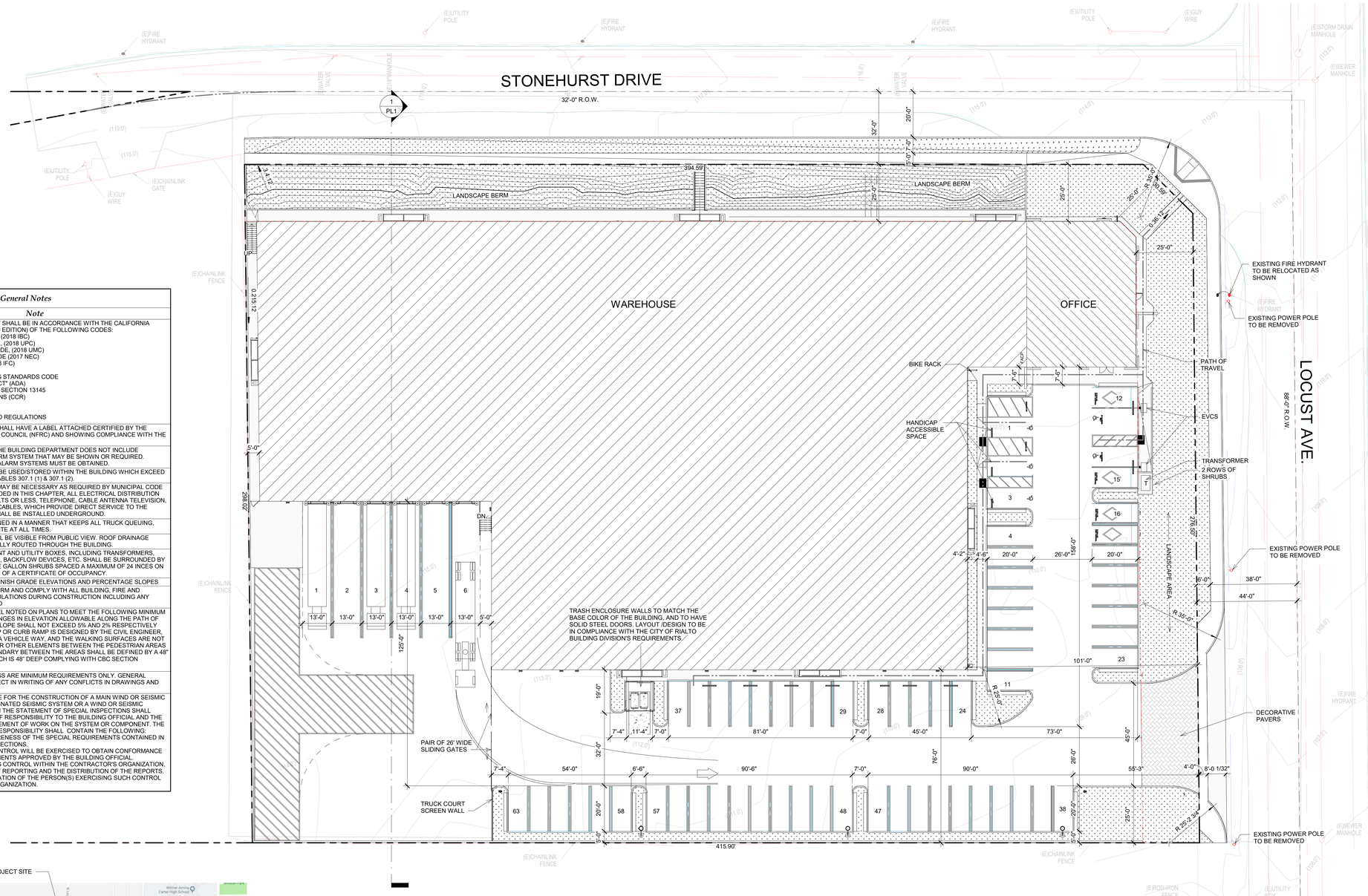
Project Location Map

N

Proposed Warehouse & Offices For:

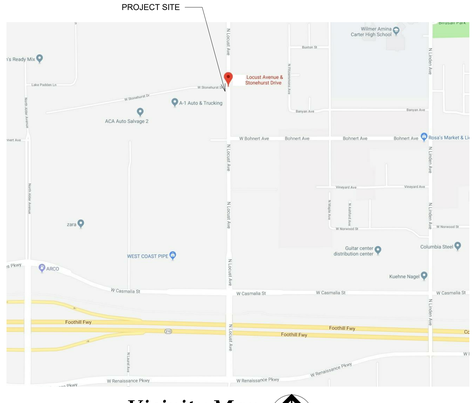
Golden Land-Rialto

2558 N. Locust Ave., Rialto, CA 92377



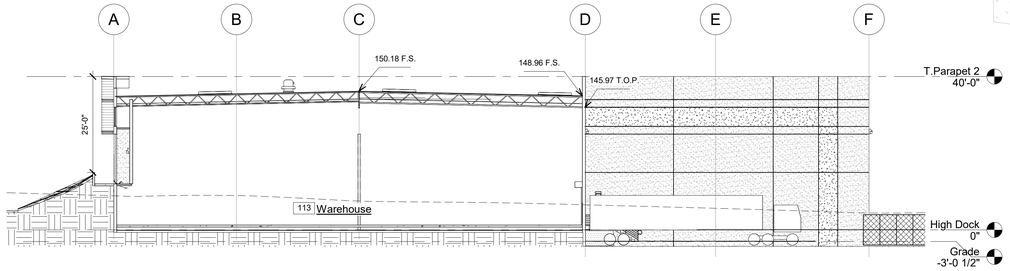
General Notes

No.	*Note*
1	CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MODIFIED VERSION (TITLE 24, 2019 EDITION) OF THE FOLLOWING CODES: 2019 CALIFORNIA BUILDING CODE, (2018 IBC) 2019 CALIFORNIA PLUMBING CODE, (2018 UPC) 2019 CALIFORNIA MECHANICAL CODE, (2018 UMC) 2019 CALIFORNIA ELECTRICAL CODE (2017 NEC) 2019 CALIFORNIA FIRE CODE, (2018 IFC) 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE "AMERICANS WITH DISABILITIES ACT" (ADA) HEALTH AND SAFETY CODE (HSC), SECTION 13145 CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 2019 CAC ALL OTHER APPLICABLE LAWS AND REGULATIONS
2	THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
3	APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEMS MUST BE OBTAINED.
4	NO HAZARDOUS MATERIALS WILL BE USED/STORED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1 (1) & 307.1 (2).
5	UNDERGROUNDING OF UTILITIES MAY BE NECESSARY AS REQUIRED BY MUNICIPAL CODE CHAPTER 1532: EXCEPT AS PROVIDED IN THIS CHAPTER, ALL ELECTRICAL DISTRIBUTION LINES OF SIXTEEN THOUSAND VOLTS OR LESS, TELEPHONE, CABLE ANTENNA TELEVISION, AND SIMILAR SERVICE WIRES OR CABLES, WHICH PROVIDE DIRECT SERVICE TO THE PROPERTY BEING DEVELOPED, SHALL BE INSTALLED UNDERGROUND.
6	THE OPERATION SHALL BE DESIGNED IN A MANNER THAT KEEPS ALL TRUCK QUEUING, STACKING AND MANUEVERS ON-SITE AT ALL TIMES.
7	NO EXPOSED DOWNSPOUTS SHALL BE VISIBLE FROM PUBLIC VIEW. ROOF DRAINAGE DOWNSPOUTS SHALL BE INTERNALLY ROUTED THROUGH THE BUILDING.
8	ALL GROUND MOUNTED EQUIPMENT AND UTILITY BOXES, INCLUDING TRANSFORMERS, FIRE-DEPARTMENT CONNECTIONS, BACKFLOW DEVICES, ETC. SHALL BE SURROUNDED BY A MINIMUM OF TWO ROWS OF FIVE GALLON SHRUBS SPACED A MAXIMUM OF 24 INCES ON CENTER, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9	REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES
10	GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY FACILITIES REQUIRED
11	ALL ACCESSIBLE PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS: NO ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY UNLESS AN ADA COMPLIANT RAMP OR CURB RAMP IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS: THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A 48" WIDE DETECTABLE WARNING WHICH IS 48" DEEP COMPLYING WITH CBC SECTION 11B-705.1.2.5
12	ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI"
13	EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: (a) ACKNOWLEDGEMENT OF AWAREENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. (b) ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL. (c) PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS. (d) IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.



Vicinity Map

Site Plan
1" = 20'-0"



1 *Section 1 - Warehouse*
1/16" = 1'-0"

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

OWNER:	GOLDEN LAND - RIALTO
CONTACT:	KEN JACKSON KJackson@camfieldpartners.com
PROJECT ADDRESS:	SWC LOCUTS & STONEHURST DR. RIALTO, CA 92377
ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335
CONTACT:	DOUG ANDRESEN (909) 355-6688 doug.andresen@aaiifirm.com
CIVIL:	SAKE ENGINEERS, INC. 400 S. RAMONA AVE., SUITE 202 CORONA, CA 92876
CONTACT:	SAM AKBARPOUR (951) 279-4041 sam@sakeengineers.com
LANDSCAPE ARCHITECT:	LANDSCAPE DYNAMIC
CONTACT:	SARAH ZOLL (951) 264-4839 gregzoll@landscapedynamics.net

Building Data

APN:	1133-08-01 & 02
ZONING:	I-GM (GENERAL MANUFACTURING)
OCCUPANCY:	GROUP S-1 / B (NO OCCUPANCY SEPARATION REQUIRED)
CONSTRUCTION:	TYPE III-B
FIRE SPRINKLERS:	REQUIRED (NFPA 13)
PROJECT DESCRIPTION:	PROPOSED WAREHOUSE WITH 6 LOADING DOCKS AND A TWO-STORY OFFICE. PROPOSED TRASH ENCLOSURE, SCREEN MASONRY WALLS AND WROUGHT IRON FENCE AND LIGHT POLES

LOT AREA:	123,737 SQ. FT. (2.84 AC.)
BUILDING FOOTPRINT:	58,489 SQ. FT.
LOT COVERAGE:	47.2%
NET LOT AREA:	65,248 SQ. FT. (100%)
LANDSCAPED AREA:	17,857 SQ. FT. (27.6%)
HARDSCAPE AREA:	47,391 SQ. FT. (72.6%)

Area Schedule	
Name	Area
Office - Second Floor	2,916 SF
Office - First Floor	3,048 SF
Conditioned	5,964 SF
Warehouse	55,441 SF
Unconditioned	55,441 SF
Total Floor Area	61,405 SF

PARKING SUMMARY:

REQUIRED PARKING:

REGULAR PARKING
OFFICE 1:250 5,964 SF / 250 = 24 SPACES
WAREHOUSE 1:1000 (FIRST 10,000) = 10 SPACES
1:2000 (NEXT 45,441) = 23 SPACES
DOCK 1/DOCK = = 6 SPACES
TOTAL REQUIRED = 63 SPACES

PROVIDED PARKING:

REGULAR PARKING: 63 SPACES
(INCLUDING 3 ACCESSIBLE SPACES)

COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL:
REQUIRED: 6 SPACES
(INCLUDING 4 EVCS)
PROVIDED: 6 SPACES

EV CHARGING STATION:
REQUIRED: 4 EVCS
PROVIDED: 4 EVCS
(INCLUDING 1 ACCESSIBLE SPACE)

SHORT-TERM BICYCLE PARKING:
REQUIRED: 63 PARKING SPACES x 5% = 1-BIKE CAPACITY RACK
PROVIDED: 1-BIKE CAPACITY RACK

LONG-TERM BICYCLE PARKING:
REQUIRED: 63 PARKING SPACES x 5% = 4-BICYCLE PARKING FACILITY
PROVIDED: 4 (INSIDE WAREHOUSE)

Sequence of Drawings - DR

Number	*Description*
PL1	Site Plan
PL1.1	Site Plan - Path of Travel
PL1.2	Site Plan - Truck Turning
PL2	Floor Plans
PL3	Exterior Elevations
PL4	3D Views
PL5	Roof Plan & Site Views
1 of 1	Landscape Plot Plan
L-3	Planting Plan

Proposed Warehouse & Offices For:
Golden Land-Rialto
2558 N. Locust Ave., Rialto, CA 92377

19 Sept. 2022
21-4308

LICENSED ARCHITECT – Douglas Andresen – C-14504 – 12-31-23 RENEWAL DATE – STATE OF CALIFORNIA

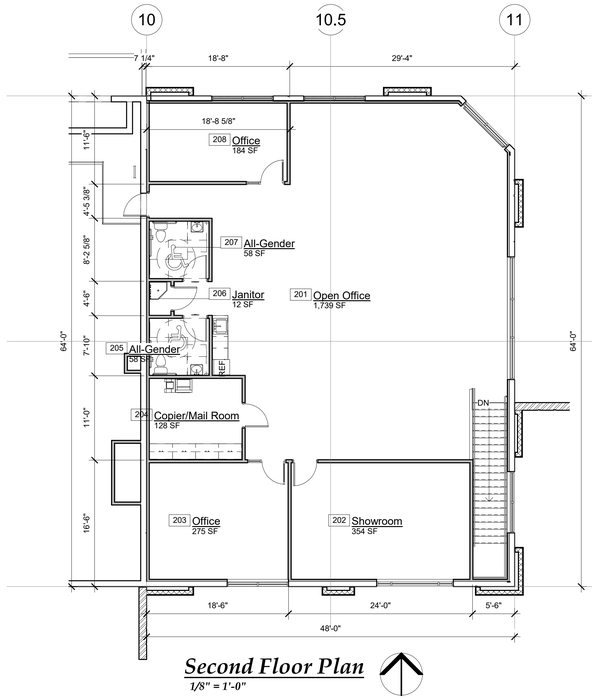
Site Plan

PL1

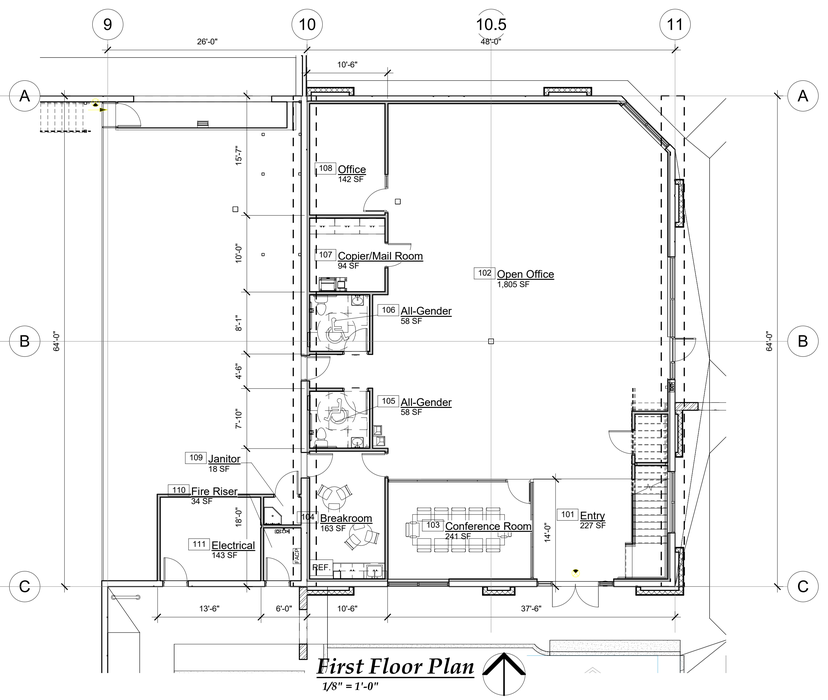
© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\AdrianaGomez\Documents\21-4308 Golden Land (2021)_adriana.gomezHQEV9.rvt
9/19/2022 4:55:17 PM

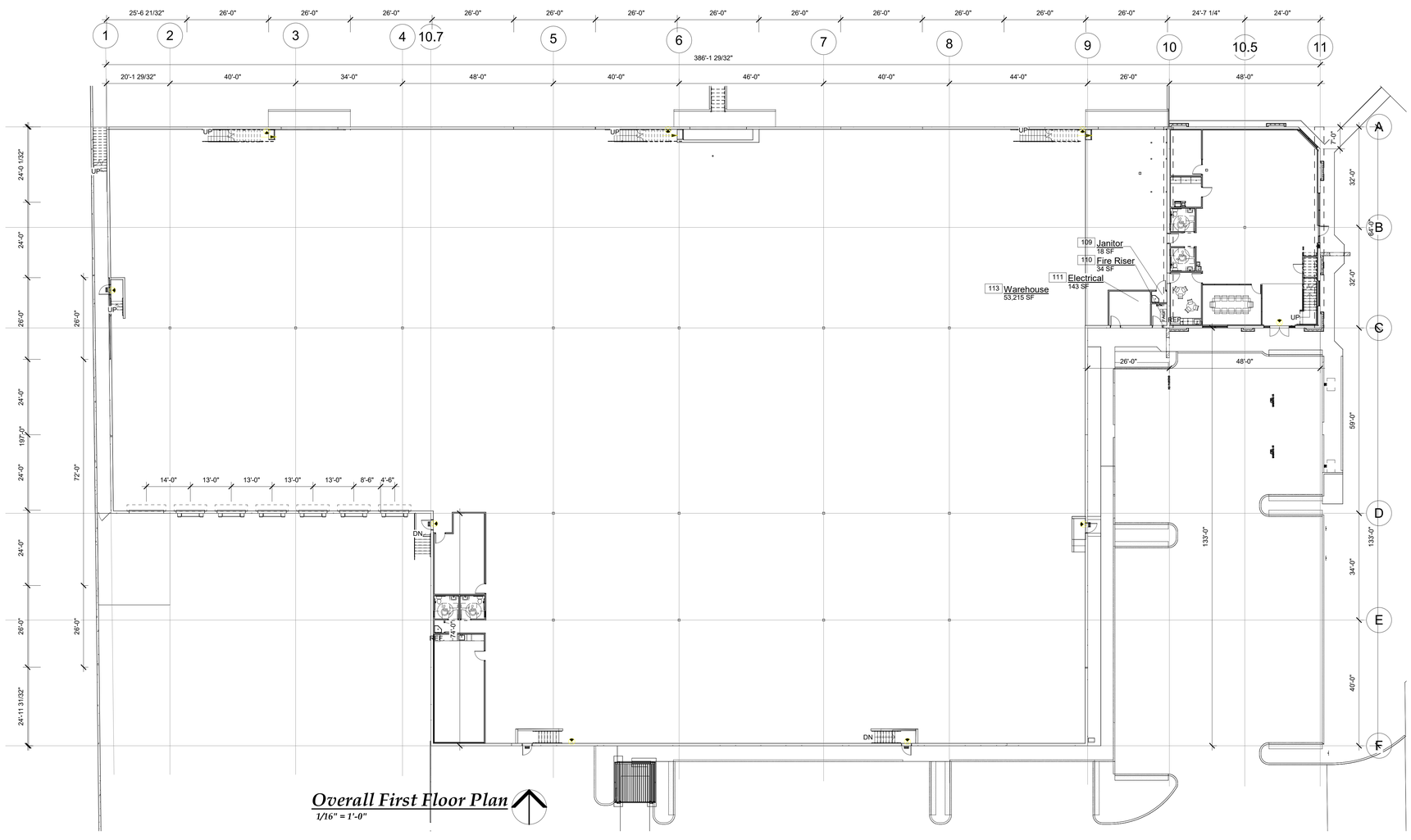
ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Second Floor Plan
1/8" = 1'-0"



First Floor Plan
1/8" = 1'-0"



Overall First Floor Plan
1/16" = 1'-0"

Proposed Warehouse & Offices For:
Golden Land-Rialto
2558 N. Locust Ave., Rialto, CA 92377

19 Sept. 2022
21-4308

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

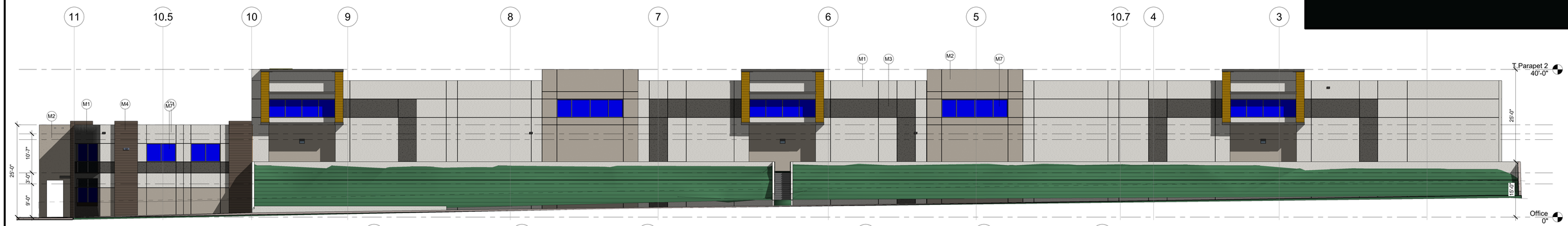
Floor Plans

PL2

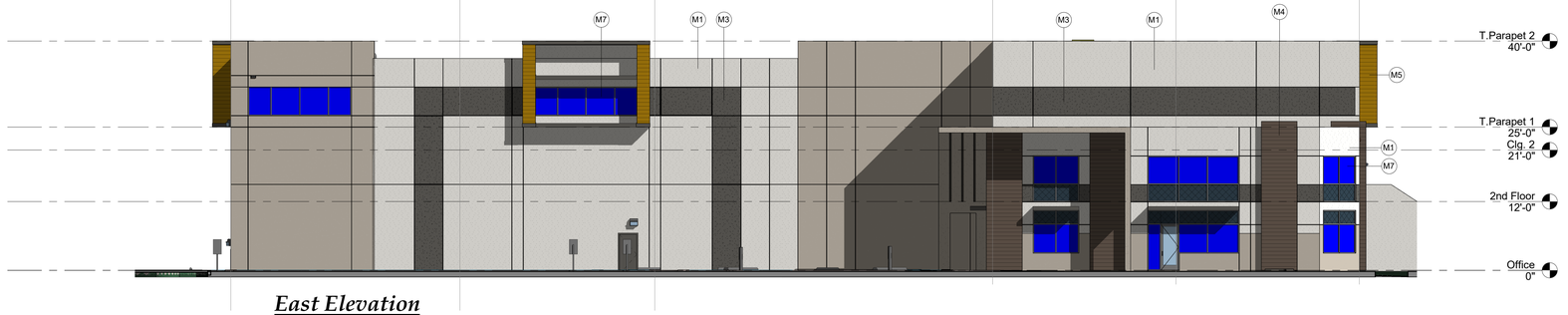
© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\AdrianaGomez\Documents\21-4308 Golden Land (2021)_adriana.gomezHQEV9.rvt
9/19/2022 4:55:23 PM

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

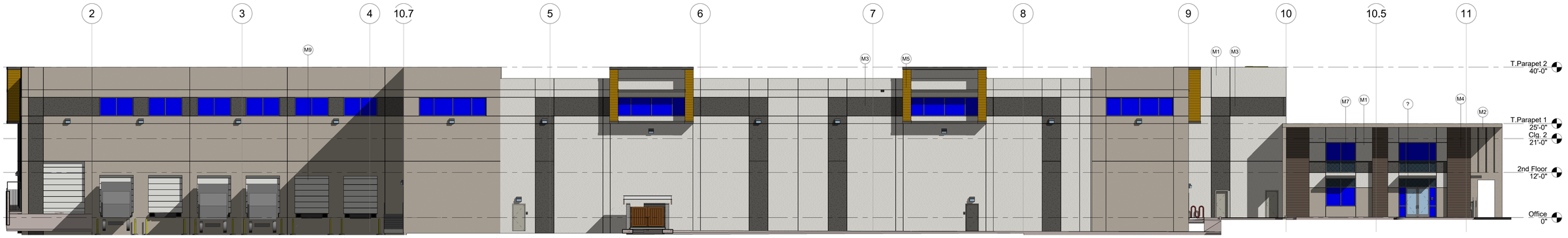


North Elevation
3/32" = 1'-0"

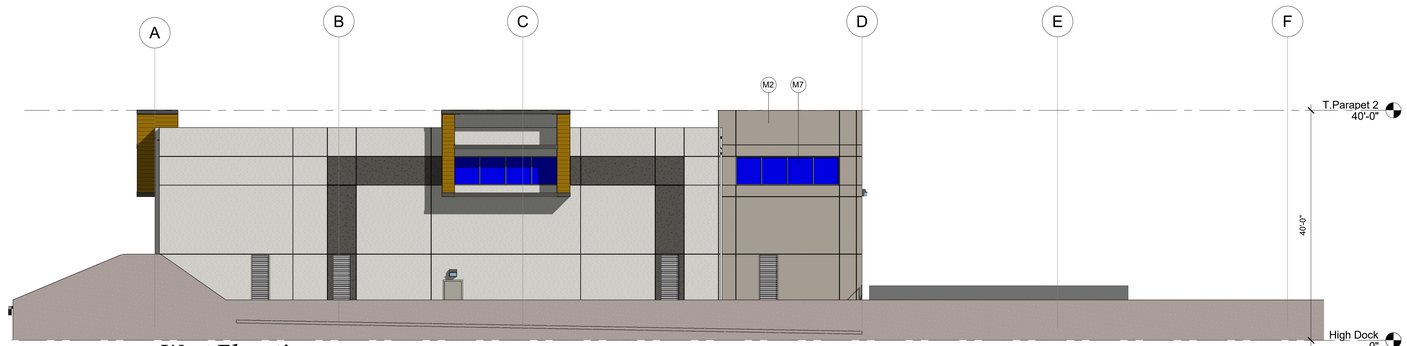


East Elevation
3/32" = 1'-0"

Material Schedule			
Mark	*Material Type*	*Manufacturer*	*Color*
M1	TILT-UP (MAIN COLOR)	DUNN EDWARDS PAINT	"DROPLETS" DEW381
M2	TILT-UP (ACCENT COLOR - MEDIUM)	DUNN EDWARDS PAINT	"PEWTER PATTER" DET627
M3	TILT-UP ACCENT	DUNN EDWARDS PAINT	"CHARCOAL SKETCH" DET628
M4	CERAMIC TILE		
M5	WALL SIDING	KP VINYL	"RIVER ROCK SIDING"
M6	STOREFRONT MULLIONS		ANODIZED GREY
M7	CLEAR GLAZING		
M8	SPANDREL GLASS		
M9	ROLL-UP DOORS		MANUFACTURER WHITE
M10	AWNING	DUNN EDWARDS PAINT	"CHARCOAL SKETCH" DET628



South Elevation
3/32" = 1'-0"



West Elevation
3/32" = 1'-0"

NOTE:
ALL DOWNSPOUTS FOR ROOF DRAINS SHALL BE ROUTED THRU THE BUILDING.
NO DOWNSPOTS TO BE INSTALLED ON THE EXTERIOR OF BUILDING.

Proposed Warehouse & Offices For:
Golden Land-Rialto
2558 N. Locust Ave., Rialto, CA 92377

19 Sept. 2022
21-4308

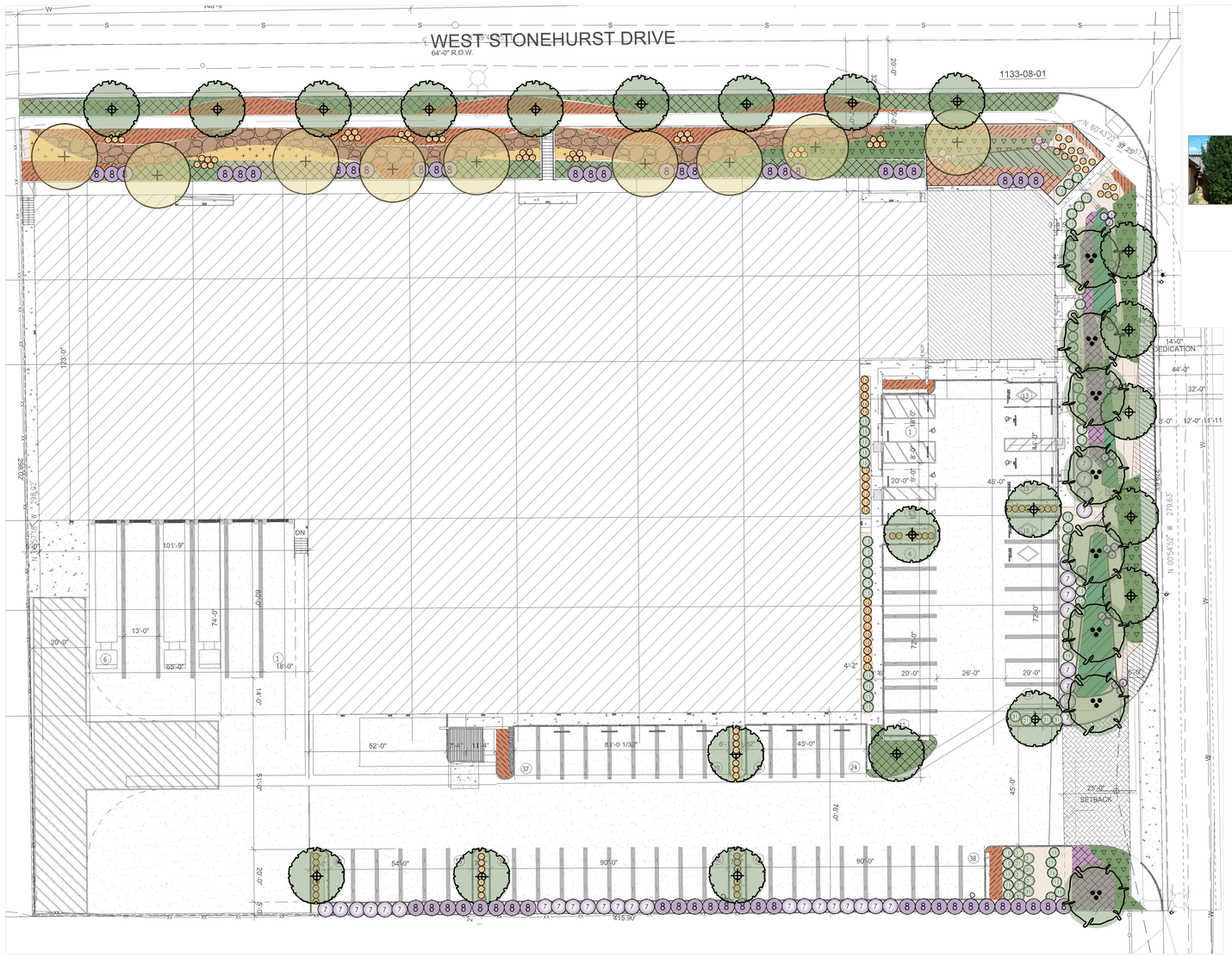
LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

Exterior Elevations

PL3

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\MicaelaCruz\Documents\21-4308 Golden Land (2021)_micaela.cruz.rvt
9/30/2022 4:08:48 PM



Planting Legend

Symbol	Botanical / Common Name	Container	Water Use	Height Width
Trees				
	Gleditsia triacanthos Honey Locust	24" Box Standard	Low	35-70' 25-35'
	Laurus nobilis Sweet Bay	15-gal Standard	Low	15-40' 15-30'
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	24" Box / Standard	Moderate	20' 20'
Shrubs				
	Aloe striata Coral Aloe		Low	1-2' 1-2'
	Bulbine frutescens Stalked Bulbine		Low	1' 2-3'
	Callistemon 'Little John' Dwarf Callistemon		Low	3-5' 4-6'
	Carissa macrocarpa 'Tomlinson' Tomlinson Natal Plum		Moderate	2' 3'
8	Leucophyllum frutescens Texas Ranger		Low	5-8' 4-6'
7	Westringia fruticosa Coast Rosemary		Low	3-6' 5-6'
	Ficus pumila Creeping Fig		Moderate	Climbing Spreading
Groundcovers				
	Gazania rigens Gazania		Low	6"-12" 6"-12"
	Lantana x 'New Gold' New Gold Lantana		Low	1-2' 4-6'
	Myoporum parvifolium 'Pink' Pink Groundcover Myoporum		Low	1' 6-12'

All planters to receive 3" shredded bark mulch (except within bio-retention area).

Bio-Retention Areas

	Iris douglasiana Douglas Iris	Low	1-2' 2-4'
	Baccharis pilularis 'Pigeon Point' Dwarf Coyote Brush	Low	1-2' 8-10'
	Juncus patens California Gray Rush	Low	1-2' 1-2'
	Rosa californica California Wild Rose	Low	3-6' 8-10'
	Sight Triangles and Sight Lines: No plant material over 30" in this area.		

PRELIMINARY WATER USE CALCULATIONS

Reference Eto **54.6** **Conservation Factor** **0.45**

Maximum Allowable Water Allocation Equation: (non residential)

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA
54.6	0.62	0.45	25,574	0.55	0

389,579 MAWA

Estimated Total Water Use Equation:

ETWU = Eto x 0.62 x ETAF x LA **327,549 ETWU**

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	TREES	112	0%	LOW/MODERATE	0.40	0.81	54.60	0.62	0.49	112	1,872	Dripline
	SHRUBS	1,541	6%	LOW/MODERATE	0.40	0.81	54.60	0.62	0.49	1541	25,761	Dripline
	SHRUBS	23,921	94%	LOW	0.30	0.81	54.60	0.62	0.37	23921	299,916	Dripline
										ETWU	**327,549**	
										Total Landscape	25,574	

Note: Landscape to be installed with low-volume irrigation and smart, weather sensing irrigation controller.

0' 20' 40'

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Dynamics
URBAN | ECOSYSTEM | SOLUTIONS
Landscape Architecture - Consulting
Water Management - Certified Arboriculture
(951) 264-4839
DESIGN PROJECT MANAGER:
Greg Zoll
gregzoll@landscapedynamics.net
(951) 264-4839

Preliminary Landscape Plan

Golden Land Warehouse

SWC Locust Ave & Stonehurst Dr, Rialto, CA 92377

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
GREGORY PAUL ZOLL
5204
April 30, 2024 Renewal Date
June 20, 2022 Date
STATE OF CALIFORNIA

PLANTING PLAN

June 20, 2022

DESCRIPTION JOB NO. 429

SHEET 1 of 1

PLOT DATE: 6/20/2022 2:31 PM

Recommended Approval
Subject to specific Site
Plan Comments- 5/3/22

INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

Date: February 9, 2022

To: Daniel Rosas, Associate Planner, City of Rialto

From: George Ghossain, Principal Engineer, Integrated Engineering Group

Subject: GOLDEN LAND WAREHOUSE SCOPING AGREEMENT, CITY OF RIALTO

Integrated Engineering Group (IEG) is pleased to submit this scoping agreement for the Proposed Golden Land Warehouse Project located at the southwest corner of N Locust Avenue and W Stonehurst Drive in the City of Rialto, California. The subject project is proposing the construction of a new 62,321 square foot warehouse building on a vacant lot.

Our goal is to obtain comments from City of Rialto staff, to ensure that this memo fully addresses the analysis requirements per the City of Rialto Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service (LOS) Assessment, May 2021.

The preliminary project site plan is shown on **Attachment 1**. It is anticipated that the proposed development will be built in one phase. Access to the Project site will be provided via one full access driveway along N Locust Avenue.

TRIP GENERATION

Trip generation is a measure or forecast of the number of trips that begin or end at the project site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Vehicular traffic generation characteristics for projects are estimated based on established rates. Per the City of Rialto TIA Guidelines, trip generation for truck intensive uses must be calculated based on Land Use 150 Warehouse rates from the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE), to determine if this project satisfies the thresholds to be exempt from preparing a TIA. Additionally, the TIA Guidelines, provide minimum truck rates and passenger car equivalent (PCE) conversion rates. Project ITE average trip generation rates and trip calculations are summarized in **Table 1** and **Table 2** below.

Table 1 - Project Trip Generation Rates

Land Use[1]	Units[2]	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Warehousing	TSF	150	0.13	0.04	0.17	0.05	0.13	0.18	1.71

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).
[2] TSF = Thousand Square Feet; VFP = Vehicle Fueling Positions

Table 2 - Project Trip Generation Summary

INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

Land Use[1]	Intensity	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Warehousing	62.32	TSF	8	2	10	3	8	11	107
Vehicle Mix[3]									
Passenger Cars (60.0%)			5	1	6	2	5	7	64
2-Axle Trucks (2%x40%=0.8%) (PCE = 1.5)			0	0	0	0	0	0	1
3-Axle Trucks (28%x40%=11.2%) (PCE = 2.0)			2	0	2	1	2	3	24
4+-Axle Trucks (70%x40%=28%) (PCE = 3.0)			7	2	9	3	7	10	90
Sub-total			***14***	***3***	***17***	***6***	***14***	***20***	***179***

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).
[2] TSF = Thousand Square Feet; VFP = Vehicle Fueling Positions
[3] Recommended Vehicle Mix per City of Rialto; Passenger Car Equivalent (PCE) Rates per City of Fontana TIA Guidelines for VMT and LOS Assessment, October 2020

Per the City Guidelines, Exemption from conducting a traffic impact study is applicable if a project can "can demonstrate, based on the most current Trip Generation Manual, published by the Institute of Traffic Engineers (ITE), or other approved trip generation data, that there will be less than 50 vehicle trips during peak hours and no other operational concerns exist. As shown on **Table 2**, the proposed project is anticipated to generate approximately 179 total daily trips, 17 AM peak hour trips and 20 PM peak hour trips. Based on the generation calculation, the project does not satisfy the threshold of 50 vehicle trips during peak hours and; therefore, it is exempt from preparing a full TIA. IEG will prepare and submit a trip generation assessment memorandum to document the project exemption from conductind a full TIA to the satisfaction of the City Engineer.

VEHICLE MILES TRAVELED (VMT)

Per the City Guidelines and based on the project land use description and size, it is assumed that the project is presumed to have a less than significant VMT impact. IEG will prepare and submit a VMT screening analysis to the satisfaction of the City Engineer justifying that the project is screened out under Project Type Screening criteria for warehousing land uses less than 63,000 square feet.

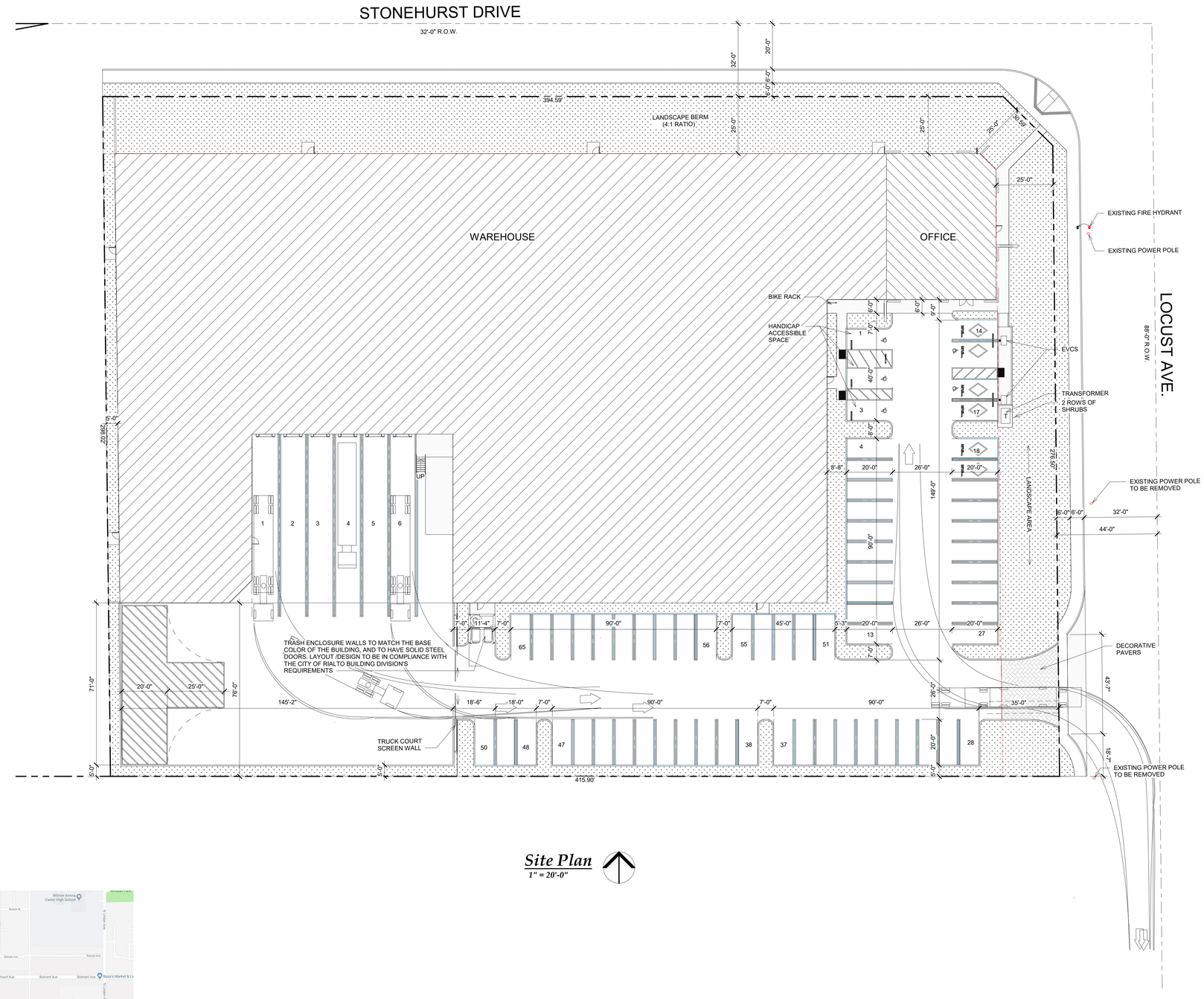
Sincerely,
IEG

George Ghossain, PE, MSCE, MPA
Principal Engineer

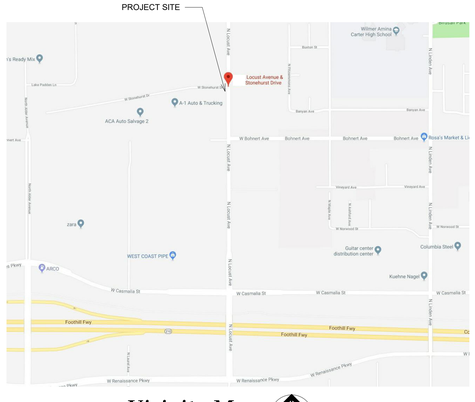
Approved By:

Signature:
Name: _____
Address: _____
_____
_____

Attachments: Project Site Plan



Site Plan
1" = 20'-0"



Vicinity Map

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

OWNER:	GOLDEN LAND - RIALTO
CONTACT:	KEN JACKSON KJackson@camfieldpartners.com
PROJECT ADDRESS:	SWC LOCUTS & STONEHURST DR. RIALTO, CA 92377
ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335
CONTACT:	DOUG ANDRESEN (909) 355-6688 doug.andresen@aaifirm.com
CIVIL:	SAKE ENGINEERS, INC. 400 S. RAMONA AVE., SUITE 202 CORONA, CA 92876
CONTACT:	SAM AKBARPOUR (951) 279-4041 sam@sakeengineers.com
LANDSCAPE ARCHITECT:	LANDSCAPE DYNAMIC
CONTACT:	SARAH ZOLL (951) 264-4839 gregzoll@landscapedynamics.net

LOT AREA:	123,737 SQ. FT. (2.84 AC.)
BUILDING FOOTPRINT:	59,426 SQ. FT.
LOT COVERAGE:	48%
NET LOT AREA:	64,311 SQ. FT. (100%)
LANDSCAPED AREA:	22,587 SQ. FT. (35.1%)
HARDSCAPE AREA:	41,587 SQ. FT. (64.9%)

Area Schedule	
Name	Area
Office - Second Floor	2896 SF
Office - First Floor	3048 SF
Conditioned	5943 SF
Warehouse	56378 SF
Unconditioned	56378 SF
Total Floor Area	62321 SF

PARKING SUMMARY:

REQUIRED PARKING:

REGULAR PARKING	
OFFICE	1:250 5,944 SF / 250 = 24 SPACES
WAREHOUSE	1:1000 (FIRST 10,000) = 10 SPACES
	1:2000 (NEXT 46,378) = 24 SPACES
DOCK	1/DOCK = + 6 SPACES
	TOTAL REQUIRED = 64 SPACES

PROVIDED PARKING:

REGULAR PARKING:	65 SPACES (INCLUDING 3 HANDICAP SPACES)

COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL:
REQUIRED: 6 SPACES
(INCLUDING 4 EVCS)
PROVIDED: 6 SPACES
EV CHARGING STATION:
REQUIRED: 4 EVCS
PROVIDED: 4 EVCS

SHORT-TERM BICYCLE PARKING:
REQUIRED: 65 PARKING SPACES x 5% = 1-BIKE CAPACITY RACK
PROVIDED: 4-BIKE CAPACITY RACK

LONG-TERM BICYCLE PARKING:
REQUIRED: 65 PARKING SPACES x 5% = 4-BICYCLE PARKING FACILITY
PROVIDED: 4 (INSIDE WAREHOUSE)

Sequence of Drawings - DR

Number	*Description*
PL1	Site Plan
PL2	Floor Plans
PL3	Exterior Elevations
PL4	3D Views
PL5	Roof Plan & Site Views
1 of 1	Landscape Plot Plan
L-3	Planting Plan

Proposed Warehouse For:
Golden Land Warehouse
SWC Locust Avenue & Stonehurst Drive, Rialto, CA 92377

30 Nov. 2021
21-4308

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-21 RENEWAL DATE STATE OF CALIFORNIA

Site Plan

PL1

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\JonatanBallesteros\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2021\21-4308 Golden Land Rialto\Revit\21-4308 Golden Land (2021).rvt
12/1/2021 2:28:17 PM

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2021-0047 ALLOWING THE ESTABLISHMENT OF A 62,248 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING INCLUSIVE OF 5,964 SQUARE FEET OF OFFICE AREA AND ASSOCIATED IMPROVEMENTS ON 2.84 ACRES OF VACANT LAND (APN: 1133-081-01 & 1133-081-02) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND STONEHURST DRIVE WITHIN GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, Camfield Partners LLC, proposes to establish a 62,248 square foot industrial commerce building with associated paving, landscaping, fencing, lighting, and drainage improvements ("Project") on 2.84 gross acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan ("Site"); and

WHEREAS, the Project will consist of 3,048 square feet of office space on the ground floor, 2,916 square feet of office space on the second floor, and 55,441 square feet of warehouse space, six (6) dock-high loading doors, which will be located on the south side of the building, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Section 18.112.040A of the Rialto Municipal Code, the Project requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 2021-0047 ("CDP No. 2021-0047"); and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2021-0061 ("PPD No. 2021-0061") to facilitate the development of a 62,248 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements on the Site; and

WHEREAS, on November 9, 2022, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on CDP 2021-0047 and PPD No. 2021-0061, took testimony, at which time it received input from staff, the city attorney, and the

applicant; heard public testimony; discussed the proposed CDP 2021-0047 and PPD No. 2021-0061; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to CDP No. 2021-0047, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that CDP No. 2021-0047 satisfies the requirements of Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a conditional development permit, which findings are as follows:

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

This finding is supported by the following facts:

The Site is comprised of two (2) parcels of vacant land approximately 2.84 acres in size. The Project will develop the Site with the highest and best use, in accordance with the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and will result in the installation of missing street improvement for both project frontages along Locust Avenue and Stonehurst Drive. Additionally, the Project will provide employment opportunities within the City and reduce blight by implementing a use on a vacant site.

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

This finding is supported by the following facts:

The development of an industrial commerce building on the Site is consistent with the General Manufacturing (I-GM) land use designation of the Rialto Airport Specific Plan, which conditionally permits the development and operation of industrial commerce buildings. To the north of the project site, across Stonehurst Drive, is an approximately 20,200 square foot industrial commerce building occupied by United Rentals, and to the east, across Locust Avenue, is an approximately 608,000 square foot industrial commerce building occupied by Hillman and KW International. To the south is Pyramid Precast

Company Inc. operates precast manufacturing with a storage yard on approximately 4.59 acres of land, and to the west is a 4,200 square foot industrial building and 1,200 square foot office building. The project is not expected to negatively impact any surrounding uses with the successful implementation of measures such as landscape buffering, the installation of solid screen walls, and aesthetic building enhancements.

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

This finding is supported by the following facts:

The Site is 2.84 acres in size and adjacent to two (2) public streets, which will be able to accommodate the proposed use. The Project will have one (1) point of access via Locust Avenue that will provide full access for trucks and passenger vehicles. In addition, the project has adequate space for on-site stacking, truck maneuvering, and will have 63 passenger vehicle parking spaces, which exceeds the amount required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code.

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

This finding is supported by the following facts:

The Site is currently vacant but has adequate access to all utilities and will be required to connect through main water, electric, sewer, and other utility lines hook up for the Site.

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

This finding is supported by the following facts:

As previously stated, the proposed use is consistent with the General Manufacturing (I-GM) land use designation of the Rialto Airport Specific Plan. The building will be oriented such that none of the dock doors will front or face the public right-of-way, the building will have 63 passenger vehicle parking spaces, and the building will have a floor area ratio (FAR) of 47.2 percent, all of which comply with the General Plan, the I-GM land use district of the Rialto Airport Specific Plan, Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal Code, and the City's Design Guidelines. Landscaping will be abundantly incorporated into the Site, as the landscape coverage for the project is 27.6 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.

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, and through the implementation of Conditions of Approval imposed by the Planning Commission on the Precise Plan of Design, such as extensive landscaping, solid screen walls, decorative paving, and enhanced architectural features. The development of a high-quality industrial development will provide additional employment opportunities for residents and visitors to the City. The Project is consistent with the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and the surrounding industrial uses. The project is not expected to negatively impact any surrounding uses with the successful implementation of measures such as landscape buffering, the installation of solid screen walls, and aesthetic building enhancements. Therefore, any potential adverse effects are outweighed by the benefits conferred upon the community and neighborhood as a whole.

SECTION 3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Projects (Class 32). Class 32 allows for project such as this which are consistent with the applicable general plan designation, zoning designation and regulations and involves development in an urban area with adequate access to utilities on less than 5-acres of land that has no significant impact and no value as habitat for endangered, rare or threatened species, thereby qualifying the project for a Class 32 exemption.

SECTION 4. CDP No. 2021-0047 is granted to Camfield Partners LLC., in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. The approval is granted allowing the development and operation of a 62,248 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements on 2.48 gross acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of the Locust Avenue and Stonehurst Drive, as shown on the plans attached as Exhibit A and as approved by the Planning Commission. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the project shall be subject to revocation.

2. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.

3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and

instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be 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. 2021-0047.

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 Project shall be limited to a maximum of 179 actual passenger car trips and 115 actual truck trips daily, in accordance with Attachment B – Project Trip Generation of the Traffic Impact Analysis Scoping Agreement prepared for the Project by Integrated Engineering Group and dated February 9, 2022, which is attached hereto as Exhibit B.

6. The applicant, landlord, operator(s) and/or tenant(s) shall ensure that all inbound truck traffic that requires temporary queuing or staging do so on-site. Inbound truck traffic shall not queue or stage on any public street at any time. Activities on-site shall not operate in such a manner that would impact traffic lanes, cause back up (queuing or staging) of vehicles into the public-right-of-way, or create any unsafe conditions. Fire and Police access and passage around trucks queuing or staging on-site shall be feasible at all times

and activities shall not block parking areas, access or passage for disabled persons or emergency response vehicles.

7. The applicant, landlord, and/or tenant(s) shall require all inbound and outbound truck traffic use only truck routes identified in the Rialto General Plan Truck Route exhibit, which is attached hereto as Exhibit C.

8. The applicant, landlord, and/or tenant(s) shall post designated truck route signage in a common area visible by truck drivers at all times. In addition to the posting of truck routes, management shall instruct all drivers of designated truck routes.

9. The applicant, landlord, and/or tenant(s) shall post designated truck route signage in a common area visible by truck drivers at all times. In addition to the posting of truck routes, all drivers shall be notified and instructed of designated truck routes by the management.

10. The applicant, landlord, operator(s) and/or tenant(s) shall only park or store trucks and trailers within designated truck and trailer parking spaces within the truck court. No trucks or trailers shall be parked or stored within any public street or within any on-site drive-aisles or passenger vehicle parking areas at any time.

11. The landlord and/or tenant(s) shall not store any product, goods, materials, etc. outside of the building at any time, except for trucks, trailers, and vehicles associated with the operation(s) conducted within the building, without prior approval of a separate Conditional Development Permit in accordance with Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code.

12. 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 commence 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.

13. Approval of CDP No. 2021-0047 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.

14. In the event, that any operation on the Site 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 General Manufacturing (I-GM) land use district of the Rialto Airport

Specific Plan and/or the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.

15. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2021-0047 or PPD No. 2021-0061, 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. 2021-0047 may 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 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 General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan and/or the City's General Plan.

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

PASSED, APPROVED AND ADOPTED this 9th day of November, 2022.

_____
JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

I, Kimberly Dame, Administrative Analyst 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 ____, 2022.

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 hereunto set my hand and the Official Seal of the City of Rialto this __th day of ___, 2022.

_____

KIMBERLY DAME, ADMINISTRATIVE ANALYST

Exhibit "A"

Project Plans

Exhibit “B”

Attachment B – Project Trip Generation
From the Traffic Impact Analysis Scoping Agreement prepared for the Project by Integrated Engineering Group. – Dated February 9, 2022

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2021-0061 ALLOWING THE DEVELOPMENT OF A 62,248 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING INCLUSIVE OF 5,964 SQUARE FEET OF OFFICE AREA WITH ASSOCIATED PAVING, LANDSCAPING, AND LIGHTING ON 2.84 ACRES OF VACANT LAND (APN: 1133-081-01 & 1133-081-02) LOCATED AT THE SOUTHWEST CORNER OF LOCUST AVENUE AND STONEHURST DRIVE WITHIN GENERAL MANUFACTURING (I-GM) LAND USE DISTRICT OF THE RIALTO AIRPORT SPECIFIC PLAN.

WHEREAS, the applicant, Camfield Partners LLC, proposes to develop an existing industrial site comprised of 2.84 gross acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan ("Site") with a 62,248 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements ("Project"); and

WHEREAS, the Project will consist of 3,048 square feet of office space on the ground floor, 2,916 square feet of office space on the second floor, and 55,441 square feet of warehouse space, six (6) dock-high loading doors, which will be located on the south side of the building, concrete screen walls, an abundant amount of landscaping, and full pedestrian and vehicle access; and

WHEREAS, Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has agreed to apply for Precise Plan of Design No. 2021-0061 ("PPD No. 2021-0061"); and

WHEREAS, in conjunction with the Project, the applicant has applied for Conditional Development Permit No. 2021-0047 ("CDP No. 2021-0047") to facilitate the development and operation of a 62,248 square foot industrial commerce building on the Site; and

WHEREAS, on November 9, 2022, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2021-0061 and CDP No. 2021-0047, took testimony, at which time it received input from staff, the city attorney, and the

applicant; heard public testimony; discussed the proposed PPD No. 2021-0061 and CDP No. 2021-0047; and closed the public hearing; and

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

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

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to PPD No. 2021-0061, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that PPD No. 2021-0061 satisfies the requirements of Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a Precise Plan of Design. The findings are as follows:

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

This finding is supported by the following facts:

The Site has a General Plan land use designation of General Industrial with a Specific Plan Overlay and a zoning designation of Rialto Airport Specific Plan. Within the Rialto Airport Specific Plan, the Site has a land use designation of General Manufacturing (I-GM). Those designations allow for the development and operation of industrial commerce buildings, as proposed by the Project. The Project, as conditioned herein, will comply with all City ordinances and regulations, including those required by the I-GM land use district of the Rialto Airport Specific Plan and the City's Design Guidelines. Additionally, the Project meets all the required development standards of the I-GM land use district of the Rialto Airport Specific Plan and Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal Code including, but not limited to, required building setbacks, parking, landscaping, building height, floor area ratio, etc.

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

This finding is supported by the following facts:

The Site is 2.84 gross acres in size, bound by two (2) public streets (Locust Avenue to the east and Stonehurst Drive to the north), and is within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. To the north of the project site, across Stonehurst Drive, is an approximately 20,200 square foot industrial commerce building occupied by United Rentals, and to the east, across Locust Avenue, is an approximately 608,000 square foot industrial commerce building occupied by Hillman and KW International. To the south is Pyramid Precast Company Inc. operates precast manufacturing with a storage yard on approximately 4.59 acres of land, and to the west is a 4,200 square foot industrial building and 1,200 square foot office building. The Project is consistent with the I-GM land use district of the Rialto Airport Specific Plan and the surrounding industrial land uses. The project is not expected to negatively impact any surrounding uses with the successful implementation of measures such as landscape buffering, the installation of solid screen walls, aesthetic building enhancements, and other traffic related measures.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, such as extensive landscaping, concrete screen walls, and enhanced architectural features. To the north of the project site, across Stonehurst Drive, is an approximately 20,200 square foot industrial commerce building occupied by United Rentals, and to the east, across Locust Avenue, is an approximately 608,000 square foot industrial commerce building occupied by Hillman and KW International. To the south is Pyramid Precast Company Inc. operates precast manufacturing with a storage yard on approximately 4.59 acres of land, and to the west is a 4,200 square foot industrial building and 1,200 square foot office building. The Project is consistent with the I-GM land use district of the Rialto Airport Specific Plan and the surrounding industrial land uses. The project is not expected to negatively impact any surrounding uses with the successful implementation of measures such as landscape buffering, the installation of solid screen walls, aesthetic building enhancements, and other traffic related measures.

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 General Manufacturing (I-GM) land use designation of the Rialto Airport Specific Plan and is a logical addition to the existing industrial developments surrounding the Site. 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

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

SECTION 3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Projects (Class 32). Class 32 allows for project such as this which are consistent with the applicable general plan designation, zoning designation and regulations and involves development in an urban area with adequate access to utilities on less than 5-acres of land that has no significant impact and no value as habitat for endangered, rare or threatened species, thereby qualifying the project for a Class 32 exemption.

SECTION 4. PPD No. 2021-0061 is granted Camfield Partners LLC, in accordance with the plans and application on file with the Planning Division, subject to the following Conditions of Approval:

1. The applicant is granted PPD No. 2021-0061 allowing the development of a 62,248 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements on 2.48 gross acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of the Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan, subject to the Conditions of Approval contained herein.

2. The approval of PPD No. 2021-0061 is granted for a one (1) year period from the date of approval. Approval of PPD No. 2021-0061 will not become effective until the applicant has signed a Statement of Acceptance acknowledging awareness and acceptance of the required Conditions of Approval contained herein. Any request for an extension shall be reviewed by the Community Development Director and shall be based on the progress that has taken place toward the development of the project.

3. The development associated with PPD No. 2021-0061 shall conform to the site plan, floor plan, exterior elevations, conceptual grading and drainage plan, and preliminary landscape plan attached hereto as Exhibit A, except as may be required to be modified based on the Conditions of Approval contained herein.

4. The development associated with PPD No. 2021-0061 shall comply with all Conditions of Approval contained within CDP No. 2021-0047.

5. The development associated with PPD No. 2021-0061 shall comply with all applicable sections of the Rialto Airport Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.

6. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.

7. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City Parties"), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the "Entitlements"), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this indemnity to the extent the Damages incurred by any of the City Parties in such Action(s) are a result of the City Parties' fraud, intentional misconduct or gross negligence in connection with issuing the Entitlements. The applicant shall execute an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of PPD No. 2021-0061.

8. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

9. The applicant shall submit a formal Lot Merger application with the Planning Division prior to the issuance of building permits. The submittal shall include required exhibits, a completed Lot Line Adjustment/Lot Merger Review application, and the applicable review fee.

10. The applicant shall install decorative pavement within each driveway connected to Locust Avenue and Stonehurst Drive. The decorative pavement shall extend across the

entire width of the driveway and shall have a minimum depth of fifteen (15) feet as measured from the property line along Locust Avenue and the Stonehurst Drive. Decorative pavement means decorative pavers and/or color concrete with patterns and color variety. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. Additionally, the location and type of decorative pavement shall be identified on the formal Landscape Plan submittal, and other on-site improvement plans, prior to the issuance of building permits.

11. 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.

12. 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 three (3) feet in depth from the most inward 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.

13. 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.

14. Any new walls, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan-colored slumpstone block, tan-colored split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls visible from the public right-of-way. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of six (6) inches above and to the side of the wall. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan and Precise Grading Plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.

15. Any new fencing installed on site shall be comprised of tubular steel. All fencing shall be identified on the site plan, and an elevation detail for the fencing shall be included in the formal building plan check submittal prior to the issuance of building permits.

16. All light standards installed on site, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface, including the base. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light"

onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.

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

18. The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

19. The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setbacks along Locust Avenue and Stonehurst Drive. 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.

20. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Locust 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 Locust Avenue shall be the Robinia Idahoensis "Idaho Locust". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

21. The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Stonehurst Drive. 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 Stonehurst Drive shall be the Geijera Parviflora "Australian Willow" and/or the Robinia Idahoensis "Idaho Locust". The street trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

22. The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment

and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.

23. The applicant shall plant 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, as approved by the Planning Division. 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, or as approved by the Planning Division. 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.

24. 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.

25. Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy, unless specified otherwise herein.

26. All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.

27. The applicant shall comply with all conditions of approval for PPD No. 2021-0061 to the satisfaction of the City Engineer, prior to the issuance of a Certificate of Occupancy.

28. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance, prior to the issuance of any building permit related to the Project.

29. The applicant shall apply and complete the Special District Annexation for the public street lighting and the public landscape and irrigation, including applicable easement areas, parkway areas, and raised medians along the property frontage, as determined by the City Engineer, prior to the issuance of the Grading/On-site Construction Permit.

30. A City of Rialto Off-site Construction Permit is required for any improvements within the public right-of-way. In an effort to expedite and facilitate improvements in the public right-of-way, the applicant is responsible for submitting a multi-phase master plan traffic control plan which includes all phases of construction in the public right-of-way i.e. sewer, water, overhead, underground, etc. prior to the issuance of Off-Site Construction Permit/Encroachment Permit. Note, in an effort to simplify the permitting process, a single master Off-Site Construction Permit shall replace individual Encroachment Permits to be pulled by the applicant's contractor.

31. The applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of $5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median, landscape easement, and/or parkway landscaping in the public right-of-way, or any new public street lighting improvements conditioned on the project and to be maintained by the City of Rialto post construction. The developer must apply and complete the LLMD2 annexation process prior to issuance of a Certificate of Occupancy. As an alternative to the City maintaining parkway landscaping adjacent to the commercial property via the City's Landscape and Lighting Maintenance District No. 2 ("LLMD 2"), the developer may enter into an agreement with the City to assume responsibility for maintenance of all public parkway landscaping. The agreement will stipulate that the property's annexation into LLMD 2 will occur, but with assessments deferred and set to $0 during such time as the public parkway landscaping is adequately maintained to the City's satisfaction. The developer's failure to adequately maintain all public parkway landscaping will require the City to assume such responsibility, and to commence levying of assessments against the property via LLMD 2 to recover the City's costs.

32. 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, including the median portion, prior to issuance of a building permit. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter pedestals must not be designed to be installed at or near street intersections or within a raised median to avoid burdensome traffic control set-up during ongoing maintenance.

33. If the property is accepted in the LLMD, the applicant shall guarantee all new parkway landscaping irrigation for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one-year landscape maintenance

period shall be replaced with similar plant material to the satisfaction of the City Engineer and shall be subject to a subsequent one-year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.

34. The applicant shall install City Engineer approved deep root barriers, in accordance with the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten (10) feet of the public sidewalk and/or curb.

35. All new streetlights shall be installed on an independently metered, City-owned underground electrical system. Using power from an existing LMMD 2 pedestal is encouraged over installing a new pedestal. The developer shall be responsible for applying with Southern California Edison (SCE) for all appropriate service points and electrical meters early in the design process to avoid delays in other key milestones. New meter pedestals shall be installed, and electrical service paid by the developer. The City shall not pay the charges for electrical service until the landscape and irrigation is accepted after the one-year maintenance period and the underlying property is annexed into LLMD 2.

36. If and where deficiencies in the existing system occur, the applicant shall construct a new underground electrical system for public street lighting improvements along the project frontages of Locust Avenue and Stonehurst Drive, as determined necessary by the City Engineer. New marbelite streetlight poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings, as determined necessary by the City Engineer.

37. The applicant is responsible for requesting any addresses needed for any building(s), electrical pedestal(s), and/or irrigation meter pedestal(s). The main building address shall be included on Precise Grading Plans and Building Plan set along with the PPD number. The electrical meter pedestal addresses (single or dual) shall be included in the public improvement plans.

38. 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.

39. The applicant shall submit streetlight improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of building permits.

40. The applicant shall submit sewer improvement plans for public sewer main(s) 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.

41. The applicant shall submit traffic striping and signage improvement plans prepared by a registered California civil engineer or registered California traffic 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.

42. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for record purposes. The plans shall be approved by West Valley Water District, the water purveyor, prior to the issuance of building permits.

43. The applicant shall submit a Precise Grading/Paving Plan prepared by a California registered civil engineer to the Public Works Engineering Division for review and approval. The Grading Plan shall be approved by the City Engineer prior to the issuance of building permits.

44. The applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Public Works Engineering Division with the first submittal of the Precise Grading Plan.

45. The applicant shall submit a wet-signed and stamped Earthwork Cut and Fill Certification Letter prepared by a Civil Engineer registered in the State of California to the Public Works Engineering Division for review.

46. The applicant shall provide pad elevation certification for all building pads, in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation.

47. The public street improvements outlined in these Conditions of Approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required by these conditions.

48. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete. Unless the City Engineer provide prior authorization, paving of streets in one lift prior to completion of on-site construction is not allowed. If City Engineer authorized, completion of asphalt concrete paving for streets prior to completion of on-site construction activities, requires additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.

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

50. 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. Contact the Engineering Division for a list of streets subject to the moratorium.

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

52. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing and new electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground prior to the issuance of a Certificate of Occupancy. The existing overhead utilities along the east property line (adjacent to Locust Avenue) are subject to this requirement. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Grading Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.

53. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed

development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

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

55. The applicant shall provide construction signage, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.

56. Upon approval of any improvement plan by the City Engineer, the applicant shall provide the improvement plan to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

57. The applicant shall construct 4-inch conduit within the parkway area along the entire project frontages of Locust Avenue and Stonehurst Drive for future use, prior to the issuance of a Certificate of Occupancy.

58. The applicant shall dedicate additional right-of-way along the entire frontage of Locust Avenue, as necessary, to provide the ultimate half-width of 44 feet, as required by the City Engineer.

59. The applicant shall dedicate additional right-of-way along the entire frontage of Stonehurst Drive, as necessary, to provide the ultimate half-width of 32 feet, as required by the City Engineer.

60. The applicant shall dedicate additional right-of-way as may be required to provide a property line corner cutback at the northwest corner of the intersection of Locust Avenue and Stonehurst Drive, in accordance with City Standard SC-235, as required by the City Engineer.

61. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Locust Avenue 32 feet west of centerline in accordance with City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as determined necessary by the City Engineer, the existing curb and gutter along the entire frontage of Locust Avenue should the City Engineer determine them to be in the ultimate location.

62. The applicant shall construct an 8-inch curb and gutter along the entire frontage of Stonehurst Drive 20 feet south of centerline in accordance with City of Rialto Standard Drawings and the General Plan or applicable Specific Plan, prior to the issuance of a Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as determined necessary by the City Engineer, the existing curb and gutter along the entire frontage of Stonehurst Drive should the City Engineer determine them to be in the ultimate location.

63. The applicant shall construct one (1) new forty-five (45) foot wide commercial driveway approach on the Locust Avenue frontage, as shown on the plans attached as Exhibit A, in accordance with City of Rialto Standard Drawings, or as otherwise approved by the City Engineer. The driveway approach shall be constructed so the top of "X" is at least 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer. If necessary, additional right of way shall be dedicated on-site to construct a path of travel meeting ADA guidelines for the public sidewalk.

64. The applicant shall construct a curb ramp that meets current California State Accessibility standards at the northwest corner of the intersection of Locust Avenue and Stonehurst Drive, in accordance with the City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy.

65. The applicant shall construct curb ramps that meet current California State Accessibility standards at both the northwest and southwest corners of the intersection of Locust Avenue and the proposed driveway connected to Locust Avenue, in accordance with the City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.

66. The applicant shall construct a 5-foot-wide Americans with Disabilities Act (ADA) and California Building Code (CBC) compliant sidewalk adjacent to the curb along the entire project frontage of Locust Avenue, in accordance with City of Rialto Standard Drawings, prior to the issuance of a Certificate of Occupancy. Alternatively, the applicant shall preserve, and repair as determined necessary by the City Engineer, the existing sidewalk along the entire frontage of Locust Avenue should the City Engineer determine it to be in the ultimate location and compliant with the ADA and CBC.

67. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire project frontages of Locust Avenue and Stonehurst Drive, as required by the City Engineer, prior to the issuance of a Certificate of Occupancy.

68. The applicant shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.

69. The applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontages of Locust Avenue and Stonehurst Drive in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. 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. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.

70. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

71. The applicant shall connect the project to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.

72. The applicant is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property.

73. The applicant shall install a new domestic water line lateral connection to the main water line within Locust Avenue, pursuant to West Valley Water District requirements. A water line plan shall be approved by West Valley Water District prior to the issuance of building permits.

74. The applicant shall provide certification from Rialto Water Services that demonstrates that all wastewater service accounts for the project are documented, prior to the issuance of a Certificate of Occupancy or final inspection approval from the Public Works Engineering Division.

75. Any sewer mains constructed by the applicant, as necessary, are to become part of the public sewer system and shall be pressure tested and digitally video recorded by the City's wastewater system operator (Veolia) prior to acceptance of the sewer system for maintenance by the City. The developer shall be responsible for all costs associated with testing and inspection services. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

76. 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.

77. 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.

78. 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.

79. 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. Infiltration of stormwater in the developed condition analysis shall be considered negligible. All on-site and off-site designs must comply with Federal (NPDES), State, Regional, and City stormwater regulations.

80. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains. All on-site and off-site designs must comply with NPDES stormwater regulations.

81. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

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

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

    a. 6 foot high tan colored perimeter screened fencing

    b. Contractor information signage including contact information along the street frontages of Locust Avenue and Stonehurst Drive.

    c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)

XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"

84. The applicant shall remove any graffiti within 24 hours, before, during, and post construction.

85. 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.

86. 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.).

87. The applicant shall design the structures in accordance with the latest California Building Code, California Mechanical Code, California Plumbing Code, and the California Electrical Code, Residential Code and the California Green Buildings Standards adopted by the State of California.

88. The applicant shall design the structures to withstand ultimate wind speed of 130 miles per hour, exposure C and seismic zone D.

89. The applicant shall obtain an Electrical Permit from the Building Division for any temporary electrical power required during construction. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by the Building Division: (A) Installation of a construction trailer, or, (B) Security fencing around the area where the electrical power will be located.

90. The applicant shall install any required temporary construction trailer on private property. No trailers are allowed to be located within the public right-of-way. The trailer shall be removed prior to the issuance of a Certificate of Occupancy.

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

92. Prior to issuance of a Building Permit all of the following must be in place on the Site: a portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent

street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.

93. 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.

94. The applicant shall underground all on site utilities to the new proposed structures, prior to the issuance of a Certificate of Occupancy, unless prior approval has been obtained by the utility company or the City.

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

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

97. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the California Building Code, Chapter 11.

98. The applicant shall place a copy of the Conditions of Approval herein on within the building plan check submittal set and include the PPD number on the right bottom corner cover page in 20 point bold, prior to the issuance of a building permit.

99. The applicant shall ensure that a minimum of 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility during construction. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site.

100. Prior to issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

101. The applicant shall comply with all applicable requirements of the California Fire Code and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.

102. The applicant shall illuminate all walkways, passageways, and locations where pedestrians are likely to travel 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.

103. 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.

104. The applicant shall illuminate all loading dock areas, truck well areas, and delivery areas with a minimum of 2.0 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.

105. The applicant shall design/construct all lighting fixtures and luminaries, including supports, poles and brackets, in such a manner as to resist vandalism and/or destruction by hand.

106. The applicant shall provide an illuminated channel letter address prominently placed on the building to be visible to the front of the location and if applicable, visible from the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway), prior to the issuance of a Certificate of Occupancy.

107. At the discretion of the Rialto Police Department, the applicant shall install exterior security cameras at the location that cover the entire Site, prior to the issuance of a Certificate of Occupancy. The security cameras shall be accessible to the Rialto Police Department via FusionONE web application.

108. The applicant shall install Knox boxes immediately adjacent to the main entrance of the building and at least one (1) rear entrance on the building to facilitate the entry of safety personnel. The Knox boxes shall be installed in such a manner as to be alarmed, resist vandalism, removal, or destruction by hand, and be fully recessed into the building. The Knox boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business. The Knox-Box placement shall be shown on the formal building plan review submittal prior to the issuance of a building permit.

109. The applicant shall prominently display 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.

110. The applicant shall provide an audible alarm within the building, prior to the issuance of a Certificate of Occupancy. 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).

111. 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.

112. Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a business license tax based on the Rental Income Property tax rate.

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

PASSED, APPROVED AND ADOPTED this 9th day of November, 2022.

_____
JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

I, Kimberly Dame, Administrative Analyst 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 ____, 2022.

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 hereunto set my hand and the Official Seal of the City of Rialto this __th day of ___, 2022.

_____

KIMBERLY DAME, ADMINISTRATIVE ANALYST

Exhibit “A”

Project Plans