



# City of Rialto California

August 2, 2016

Shareef Awad  
Casmalia Development & Investment, LLC  
998 S. Teakwood Avenue  
Bloomington, CA 92316

**RE: Precise Plan of Design No. 2445** – A request to develop nineteen (19) single-family residences on approximately 3.02 gross acres (2.72 net acres) of land located on the south side of Casmalia Street approximately 250 feet west of Spruce Avenue within the Low Density Residential (LDR) zone of the Renaissance Specific Plan.

Dear Mr. Awad:

Thank you for the opportunity to review your proposed development. The City of Rialto appreciates and recognizes your commitment to our community. This letter includes conditions of approval, compiled by various divisions and departments in order to make your review process more expedient and convenient.

The City of Rialto is here to make the development of your project a priority and to assure that it is processed in a timely manner. If you need any additional assistance, please do not hesitate to contact me at (909) 820-2535.

On Wednesday, July 27, 2016, the City's Development Review Committee (DRC) approved Precise Plan of Design No. 2445, subject to the following requirements:

**PLANNING DIVISION – DANIEL CASEY, Associate Planner**  
**(909) 820-2525 x2075**  
[dcasey@rialtoca.gov](mailto:dcasey@rialtoca.gov)

## GENERAL

1. 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.
2. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Precise Plan of Design No.

2445. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

3. Approval of Precise Plan of Design No. 2445 shall comply with all sections of the Rialto Municipal Code and all other State and local laws and ordinances.
4. Approval of Precise Plan of Design No. 2445 is granted for a one (1) year period from the date of approval. Any request for an extension shall be reviewed by the Development Review Committee and shall be based on the progress that has taken place toward the development of the project.
5. The development shall conform to the site-plan, floor plans, and elevations received by the Planning Division on July 12, 2016, except as required to be modified based on the conditions of approval contained herein.
6. The applicant shall complete and abide by all mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with Environmental Assessment Review No. 14-75 prior to issuance of any Certificate of Occupancy.
7. All landscape plant species shall comply with the approved Plant Palette of the Renaissance Specific Plan.

#### PRIOR TO THE ISSUANCE OF GRADING PERMITS

8. The applicant shall construct a minimum six (6) foot high solid decorative masonry block wall along the exterior perimeter of Lots 1 through 20. Decorative masonry block means slumpstone, split-face, or precision block with a stucco, plaster, or cultured stone finish. All decorative masonry block walls shall include a decorative cap. Pilasters shall be incorporated within any proposed block wall in excess of fifty (50) feet. The pilasters shall be spaced a maximum of fifty (50) feet and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall/fence. All pilasters shall include a decorative cap. The criteria contained within this condition shall apply to all exterior perimeter walls except for the following:
  - a. Per the Acoustical Analysis Report, prepared by Eilar Associates, Inc., the perimeter wall shall be a minimum eight (8) foot high, from finished pad elevation, around the western and southern property lines of the subdivision, increasing in height to eleven (11) feet, from finished pad elevation, along the southern property lines of Lots 1 and 2, as shown in Figure 7 of the Acoustical Analysis Report prepared by Eilar Associates, Inc. The barrier walls shall meet the minimum design standards detailed in the Acoustical Analysis Report.
  - b. For Lots 14 through 20, the exterior perimeter wall shall be placed at the rear of the landscape easement required along the Casmalia Street.

The location and heights of all walls shall be identified on the Precise Grading Plan prior to the issuance of a grading permit.

9. River-rock shall not be installed adjacent to the detention basin spillway. The area adjacent to the spillway shall contain landscape vegetation in accordance with the conditions of approved contained herein. The Precise Grading Plan shall not indicate landscape vegetation adjacent to the spillway prior to the issuance of a grading permit.
10. A sidewalk that leads from the side door of the garage to the driveway shall be installed on each lot. The purpose of the sidewalk is to facilitate the moving of trashcans. The sidewalk shall be identified on the site plan and grading plan prior to the issuance of grading permits.

#### PRIOR TO THE ISSUANCE OF BUILDING PERMITS

11. The applicant shall provide samples of all proposed exterior cultured stone and brick veneer to the Planning Division. The final materials shall be reviewed and approved by the Planning Division prior to the issuance of any building permits.
12. All new walls shall be comprised of decorative masonry block. Decorative masonry block means slumpstone, split-face, or precision block with a stucco, plaster, or ledgestone finish. Decorative masonry pilasters shall be incorporated within all new walls and fencing. 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 six (6) inches above and to the side of the wall. All decorative masonry walls and pilasters shall include a decorative masonry cap. All block walls and pilasters shall be identified on the site plan, and an elevation detail for the walls and pilasters shall be included in the formal building plan check submittal prior to the issuance of building permits.
13. Detention basin fencing shall consist of a combination of wrought-iron fencing and decorative masonry block pilasters or decorative concrete pilasters. Decorative masonry block means tan slumpstone, tan split-face, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. All pilasters shall have a dimension of at least minimum 24 inches by 24 inches. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the fencing. The fencing and pilasters shall be identified on the site plan within the formal building plan check submittal prior to the issuance of building permits, and an elevation detail for the fencing and pilasters shall be included within the formal building plan check submittal prior to the issuance of building permits.
14. Decorative lighting shall be installed adjacent to the front entry door and garage door of each dwelling. The lighting shall be identified on the formal building plan check submittal prior to the issuance of building permits.
15. A formal Landscape Plan submittal shall be submitted 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.

16. One (1) fifteen (15) gallon tree shall be installed within the front yard of each lot. All on-site tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits
17. The front yards of each lot shall be planted with a substantial amount of shrubs and groundcover. Shrubs and groundcover shall be spaced an average of three (3) to four (4) feet on-center. 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 building permits.
18. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet within the public right-of-way parkway along Casmalia Street. The street tree species along Casmalia Street shall be the Pistachia Chinensis "Chinese Pistache" and/or the Hymenosporum Flavum "Wedding Tree". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.
19. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet within the public right-of-way parkway along Spruce Avenue. The street tree species along Spruce Avenue shall be the Quercus Virginianan "Southern Live Oak" and/or the Robinia Idahoensis "Idaho Locust". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.
20. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet within the public right-of-way along Tibbot Street. The street tree species along Tibbot Street shall comply with the approved Plant Palette of the Renaissance Specific Plan.
21. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet within the public right-of-way parkway along Beechwood Avenue. The street tree species along Beechwood Avenue shall be the Liriodnedron Tulipifera "Tulip Tree" and/or the Albiziz Julibrissin "Mimosa/Silk Tree". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits

#### PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

22. All ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. shall be surrounded by a minimum of two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-center, prior to the issuance of a Certificate of Occupancy.
23. All wrought-iron fencing and sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.

24. All spark arrestors shall be painted to match the exterior color of the dwelling prior to the issuance of a Certificate of Occupancy
25. The applicant shall obtain any necessary approvals and permits that may be required by any State and local agencies prior to the issuance of a Certificate of Occupancy.
26. The applicant shall comply with all requirements of the West Valley Water District (WVWD) prior to the issuance of a Certificate of Occupancy. See the attached comment letter from WVWD.

**PUBLIC WORKS – HECTOR GONZALEZ, Associate Engineer**  
**(909) 421- 4986**  
[hgonzalez@rialtoqa.gov](mailto:hgonzalez@rialtoqa.gov)

**This application is subject to the following conditions being completed in compliance with City standards and ordinances. Before final approval of PPD No. 2445, all conditions listed below shall be completed to the satisfaction of the City Engineer:**

GENERAL

27. All requirements shall be completed to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy unless otherwise noted.
28. Prior to issuance of a building permit, the developer shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance.
29. Prior to issuance of a building permit, The Precise Grading Plan shall be approved by the City Engineer.
30. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.
31. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to issuance of any building permits.
32. Submit traffic striping and signage plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a building permit.
33. Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.

34. All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. 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.
35. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed, as required by the City Engineer.
36. The developer 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 and/or parkway landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto.
37. All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. New meter pedestals shall be installed and electrical service paid by the developer, until such time as the improvements have been accepted and the underlying property is annexed into LLMD 2.
38. 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, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require 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, as required by the City Engineer.
39. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, 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 required by 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.

40. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
41. Construction signing, 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.
42. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided 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
43. 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.

#### CASMALIA STREET

44. Construct a 12-foot wide raised and landscaped median island along frontage of property, as approved by the City Engineer. The median nose width shall be constructed at 4 feet wide and shall have stamped concrete. The left turn pockets shall be designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual, and/or as approved by the City Engineer. Installation of landscaped median may be deferred pending the applicant paying an in-lieu fee for the installation of said improvements.
45. Dedicate additional right-of-way along the entire frontage as may be required to provide a total half width of 50 feet as required by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance, as required by the City Engineer.
46. Dedicate a 10 foot wide easement for landscape purposes along the entire frontage.
47. Remove existing, 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 frontage 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.

48. Construct an 8-inch curb and gutter, located at 36 feet south of centerline along the entire frontage in accordance with City of Rialto Standard Drawings.
49. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings.
50. Construct a 6 foot wide sidewalk 8 feet behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.

#### BEECHWOOD AVENUE

51. Dedicate additional right-of-way along the entire frontage as may be required to provide a total width of 56' feet as required by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance, as required by the City Engineer.
52. Remove existing, 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 frontage 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.
53. Construct an 8-inch curb and gutter, located at 18 feet east and west of centerline along the entire frontage in accordance with City of Rialto Standard Drawings.
54. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings.
55. Construct a 5 foot wide sidewalk 5 feet behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.

#### TIBBOT STREET

56. Dedicate additional right-of-way along the entire frontage as may be required to provide a total width of 56' feet as required by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance, as required by the City Engineer.
57. Remove existing, 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 frontage 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.

58. Construct an 8-inch curb and gutter, located at 18 feet north and south of centerline along the entire frontage in accordance with City of Rialto Standard Drawings.
59. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings.
60. Construct a 5 foot wide sidewalk 5 feet behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.

#### ON-SITE

61. 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 developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval.
62. 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.

#### SANITARY SEWER

63. The developer shall connect to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water services.
64. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
65. Prior to issuance of a certificate of occupancy or final City approvals, provide certification from Rialto Water Services to demonstrate that all water and/or wastewater service accounts have been documented.

### DOMESTIC WATER

66. The developer 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.

### GRADING

67. Prior to commencing with any grading, a grading plan must be approved and grading permit issued by the City of Rialto.

68. Submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of a building permit.

69. Prior to commencing with any grading, the required erosion and dust control measures shall be in place.

70. 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.

71. 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 developer’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.

72. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required 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 Engineering Division with the first submittal of the Precise Grading Plan.

73. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property.

Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing “pre-developed” condition and proposed “developed” condition, using the 100-year frequency storm.

74. 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.
75. Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation.
76. Prior to issuance of a certificate of occupancy or final City approvals, 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.

#### MAP

77. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.

**FIRE DEPARTMENT – KERRI WALTON, Assistant Fire Marshal**  
**(909) 820-2691**  
[kw Walton@confire.org](mailto:kw Walton@confire.org)

78. An engineered automatic sprinkler system is required to be installed in all residential structures and any structure five thousand (5,000) square feet or larger or more than 150 feet from fire hydrant to the satisfaction of the Fire Department. Plans for such a system shall be submitted for review and approval by the Fire Department prior to the issuance of Building Permits.
79. A water supply system shall be installed, capable of providing the required fire flow for the proposed type of development as per requirements of the applicable California Fire Code current edition. On-site fire hydrants shall be installed by a C-16 licensed contractor as

required prior to the construction phase of the development. Plans for the on-site water system shall be approved by the Fire Department prior to issuance of building permits. Provide 12 gage locator wire non-insulated, taped above fire service main for all underground fire line.

80. Premise identification - as per requirements outlined in Rialto Municipal Code and current edition of California Fire Code. Address numbers shall be placed on all buildings in such a manner as to be plainly visible and legible from the street frontage and rear side of building. The numbers shall contrast with the background of the buildings.
81. Where access to or within a structure area is restricted because of secured openings and immediate access is necessary for life saving or firefighting purposes, a Key Box is to be installed in an accessible location(s) as approved by the Fire Department. The Key Box shall be of a type approved by the Fire Department.
82. Fire apparatus access roads shall be required for any building constructed where any portion of an exterior wall is located more than 150 feet from Fire Department vehicle access. Fire apparatus roads shall have an unobstructed width of not less than twenty-six (26) feet and an unobstructed vertical clearance of not less than fourteen (14) feet, six (6) inches.
83. All streets and access roadways as approved on the final tract map shall be maintained in such a manner as to provide access for emergency vehicles at all times during construction phase. All streets and/or access roadways shall be constructed and maintained as to provide a smooth driving surface of not less than twenty-six (26) feet of unobstructed width, capable of supporting the imposed load of Fire Department apparatus and/or emergency rescue equipment to within seventy-five (75) feet of all structures. Failure by the developer and the persons responsible for the project site to comply with this provision or any of the other requirements outlined in Rialto Municipal Code and California Fire Code current edition, will be cause for the Fire Chief to require that all activity be discontinued pending compliance.

**BUILDING DIVISION – JAMES CARO, Building & Code Enforcement Manager**  
**(909) 421-4962**  
[jcaro@rialtoca.gov](mailto:jcaro@rialtoca.gov)

**Note: Plans must be submitted directly to the Building Division**

84. Provide three to five (3-5) full sets of construction plans and documentation for plan review of the proposed project. Below you will find a list of the plans and documents Building and Safety will need for plan review. The initial plan review will take approximately two weeks on most projects.
85. Provide the following sets of plans and documents.

**Building and Safety submittal's required at first plan review.**

- (3-5) Full Architectural and Structural Plans with all MEP plans
- (2) Structural Calculations

- (2) Sets of Truss Calculations and Layout
- (2) Rough Grading Plans approved by Engineering
- (2) Water Quality Management Plan, (WQMP) and Erosion Control Plan
- (2) Storm water Pollution Prevention Plan
- (2) Title 24 Energy Calculations

#### BUILDING & SAFETY GENERAL INFORMATION

86. All structures shall be designed in accordance with the 2013 California Building Code, 2013 California Mechanical Code, 2013 California Plumbing Code, and the 2013 California Electrical Code, 2013 Residential Code and the 2013 California Green Buildings Standards adopted by the State of California.
87. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each department shall sign the bottom of the Building & Safety Job Card.
88. Building & Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 820-2505. You may also request inspections at the Building & Safety public counter.
89. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.
90. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
91. Design criteria for the City of Rialto are: Ultimate wind speed of 130, exposure C seismic zone D.
92. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department.
- a) Installation of a construction trailer, or,
  - b) Security fenced area where the electrical power will be located
93. Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way.
94. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. 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. 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.

95. The City enforces the State of California provisions of the California Building Code **disabled access requirements**. **The Federal Americans with Disabilities Act (ADA)** standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.
96. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.
97. Separate permits are required for all accessory structures; example would be detached trash enclosures, patios, block walls, and storage buildings.
98. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.
99. Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan review concurrently with building plans and shall be approved prior to permit issuance.
100. Normal Building Division business hours are Monday through Thursday between 7:00 a.m. and 6:00 p.m. Normal Inspection hours are 8:00 am to 5:00pm. Inspection requests shall be made at least one business day prior to the inspection date. No overtime inspections are available and deputy inspectors **shall not** perform required inspection under any circumstance.
101. Permitted hours for construction work from October 1<sup>st</sup> through April 30<sup>th</sup> are Monday – Friday, 7:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 5:00 p.m. From May 1<sup>st</sup> through September 30<sup>th</sup> permitted hours for construction is Monday- Friday, 6:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m. Construction is prohibited on Sundays and State holidays.
102. Place PPD conditions of approval on the plans and include the PPD number on right bottom corner cover page in 20" point bold.
103. All construction debris shall be recycled using an approved City of Rialto recycling facility. 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.

BUILDING & SAFETY CONDITIONS

104. Prior to the issuance of a Building Permit, the applicant shall pay all Development Improvement Fee's to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.
105. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or the City.
106. 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.
107. Prior to issuance of Building Permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.
108. Prior to issuance of Building Permits, school fees need to be paid to school district where project is located.
109. Prior to issuance of Building Permits, Precise Grading Plans need to be approved by Engineering.
110. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES) and the current County of San Bernardino Storm Water Permit, MS-4.

**BUSINESS LICENSE DIVISION – GINA M. GIBSON, Planning Manager/**

**GUADALUPE C. ROBLES, Business License Inspector**

**(909) 820-2517**

**[ggibson@rialtoqa.gov](mailto:ggibson@rialtoqa.gov) / [grobles@rialtoqa.gov](mailto:grobles@rialtoqa.gov)**

The City of Rialto established the Business License tax program pursuant to Chapter 5 of the Rialto Municipal Code and City of Rialto Ordinance 5280. The following conditions of approval shall be met to comply with the Rialto Business License tax revenue requirements for each business and each set of books associated with the site:

111. Prior to issuance of Building Permits, the Developer or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the Contractor Sublist form and return it to the Business License Division with a Business License application and the Business License tax fee based on the **Contractors** tax rate for each contractor listed on the form (See attached).

112. Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: Contractors

**ECONOMIC DEVELOPMENT - GREG LANTZ, Economic Development Manager**  
**(909) 820-8016**  
[glantz@rialtoqa.gov](mailto:glantz@rialtoqa.gov)

113. The Project is classified as a Residential development consisting of: Nineteen (19) Single Family Homes – PPD No. 2445 - Tract Map 19916

114. Applicant/Developer shall be assessed and shall pay the following development impact fees estimated below prior to the issuance of building permits OR prior to issuance of Certificate of Occupancy (Residential Only). Fees noted below are subject to annual adjustments as established by the current fee ordinance. Fees shall be assessed and paid at the current amount as of the date payment is made in full.

**DEVELOPMENT IMPACT FEE CALCULATIONS**

Owner/Developer: **Casmalia Investments** PPD **2445**  
Tentative Tract Map: **19916**  
Site Address: **Casmalia and Spruce** Improved Area Lot Size **3.02** AC Improvements Sq. Footage  sf  
Parcel Map  6.3 DU/AC 19 DU/AC  
APN# **TBD**

2016 Fee Estimate

Impact Fee Category	Agency	Unit	Fee/Unit	Total Fee
Impact Fee Category	Agency	Unit	Fee/Unit	Fee Assessed
210-400-4760-7639 Park Development	City of Rialto	19 du	\$ 3,217.43	\$ 61,131.17
217-400-5178-7679 Fire Facilities	City of Rialto	19 du	\$ 973.94	\$ 18,604.86
270-400-2147-7679 General Facilities	City of Rialto	19 du	\$ 1,864.03	\$ 35,416.67
270-400-4315-7679 Library Facilities	City of Rialto	19 du	\$ 333.24	\$ 6,331.66
218-400-6282-7679 Law Enforcement	City of Rialto	19 du	\$ 1,323.31	\$ 25,142.89
220-400-8348-7679 Open Space	City of Rialto	19 du	\$ 606.82	\$ 11,528.68
230-400-4720-7662 Storm Drain	City of Rialto	19 du	\$ 3,638.82	\$ 69,137.68
250-400-4314-7679 Street Medians	City of Rialto	19 du	\$ 53.46	\$ 1,016.74
250-400-4312-7679 Transportation Facilities Fee	City of Rialto	19 du	\$ 2,858.44	\$ 54,310.36 <sup>2</sup>
660-400-7150-7703 Wastewater Collection	City of Rialto	19 du	\$ 1,827.47	\$ 34,721.93
660-400-7856-7705 Wastewater Connection	City of Rialto	19 edu	\$ 3,310.95	\$ 62,908.05
670-400-7853-7679 Water Facilities Fees				
	<b>Domestic Meter 1"</b>	WWWD 19 1"		\$ - <sup>1</sup>
670-400-7852-7677 Fire Line Service Development Fee (1")	WWWD	19		\$ -
			\$ 20,007.91	\$ 380,150.29
<b>OTHER CONDITIONS / FEES</b>				
CEQA Fair Shares		N/A		\$ -
<b>GRAND TOTAL</b>				<b>\$ 380,767.03</b>
<b>OTHER FEES PAYABLE TO RWS</b>				
Sewer Service Deposit (outside City Water District)		19 ea	\$ 32.46	\$ 616.74
Water Meter Fee - 1"	RWS	0 ea	\$ 414.00	\$ -
Water Meter Deposit Fee - 1"	RWS	0 ea	\$ 127.80	\$ -
				\$ 616.74

Notes:

- 1 Water Facilities Fees for the SFR to be assessed per Resolution 6966 - Install a 1" meter - assess a 3/4" capacity fee + 1" Fire Line
- 2 Regional Traffic Fee is subject to additional increases based upon SANBAG escalations. Fee will increase on January 1, 2017
- 3 Fees are due and payable at time of permit issuance, however, residential project may request a fee deferral until Final Inspection
- 4 Projects that request a fee deferral will be subject to fee increases that become effective prior to the final payment of Fees.

115. Applicant/Developer has the right to protest the imposition of any development impact fee or exaction for the project. Developer shall have ninety (90) days from the date these

conditions are established in which to challenge or protest the amount of the fees or exactions assessed upon the project.

116. Applicant/Developer shall use best faith efforts to recruit and hire local contractors, laborers, and resident for any full and part time construction related employment opportunities.

117. Applicant/Developer shall use best faith efforts to require all contractors to purchase all construction related materials from local vendors and suppliers. Developer/Applicant shall designate and/or require their contactors and suppliers to designate the City of Rialto as the point of sale for all taxable materials and equipment purchased for the project.

Approval of **Precise Plan of Design No. 2445** shall not be final until the applicant has signed the enclosed Statement of Acceptance of Conditions of Approval. The Building and Public Works Department will not begin plan checking for building or grading permits until the signed Statement of Acceptance has been filed with the Planning Division.

DRC approval, as outlined above, does not necessarily imply immediate issuance of building or grading permits. Where applicable, the applicant is required to submit final engineering and building plans and specifications to the Public Works and the Building Division for plan checking. Time frames for this processing will vary depending on City workload, the complexity of the project and timely submittals.

If you are aggrieved by any of the Conditions set forth in this approval letter, please contact the appropriate staff member as identified in the Conditions of Approval. If you still wish to discuss the justification for a particular condition and prefer to discuss this with the Development Review Committee (DRC), please contact the Planning Division at (909) 820-2535, in order to schedule a meeting with the DRC. Pursuant to City Council Resolution No. 2507, if you still do not concur with the Conditions of Approval by the (DRC), you may appeal the DRC conditions to the Planning Commission. The written appeal shall be filed to the Development Services Department and shall specifically state why you disagree with the Conditions of Approval set forth by the DRC.

Additionally, please take the time to complete the enclosed *Development Review Process Survey*. Your input will greatly assist us in providing the best possible service to residents, developers, and organizations doing business within the City of Rialto.

Should you have any questions or if we may be of any assistance, please do not hesitate to contact this office.

Sincerely,



Gina M. Gibson  
Planning Manager

Enclosures

cc: Development Review Committee



# *City of Rialto* *California*

## DEVELOPMENT REVIEW COMMITTEE

### *STATEMENT OF ACCEPTANCE*

I, \_\_\_\_\_, dba \_\_\_\_\_, do hereby state that I am aware of all Conditions of Approval for **Precise Plan of Design No. 2445** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated August 2, 2016.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

**CITY OF RIALTO  
DEVELOPMENT SERVICE DEPARTMENT  
DEVELOPMENT REVIEW PROCESS SURVEY**

DATE: \_\_\_\_\_ PROJECT No.: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY/ORGANIZATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

<i>Please check appropriate box:</i>	Yes	No		Yes	No
Was the Development review process explained thoroughly and clearly?			Did your company/organization receive the conditions of approval in a timely manner?		
Were questions regarding the development answered or referred to a staff member who could assist you?			Were the conditions of approval clear and understandable?		
Did staff respond to your questions in a timely and professional manner?			Was the development impact fee process explained thoroughly?		
Were you contacted during the development review process by a staff member offering assistance?			Were the appropriate development impact fees identified for your project?		
If told that a staff member would contact you with an answer, were you contacted?			Were the preliminary development impact fees for your project calculated and provided prior to your submittal for building plan check?		

How many days did it take a staff member to contact you? (Please check one):  
 1 day or less     2 – 5 days     A week or more    \*If a week or more, please state how long: \_\_\_\_\_

What can we do to improve the development review process? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Any additional comments/suggestions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

***Thank you for taking the time to assist us in making Rialto a city where residents, developers, and organizations would like to do business again!***

**BOARD OF DIRECTORS**

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**Linda Gonzalez**  
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**ESTABLISHED AS A PUBLIC AGENCY IN 1952**  
WEST VALLEY WATER DISTRICT'S MISSION IS TO PROVIDE A RELIABLE,  
SAFE-DRINKING WATER SUPPLY TO MEET OUR CUSTOMERS' PRESENT  
AND FUTURE NEEDS AT A REASONABLE COST AND TO PROMOTE  
WATER-USE EFFICIENCY AND CONSERVATION.

**ADMINISTRATIVE STAFF**

**Thomas J. Crowley, P.E.**  
*General Manager*  
**Matthew H. Litchfield, P.E.**  
*Assistant General Manager*  
**Shanae Smith**  
*Board Secretary*

July 21, 2016

Daniel Casey  
Associate Planner  
City of Rialto  
150 South Palm Avenue  
Rialto, CA 92376

**Subject: Precise Plan of Design No. 2445 - 19 SFR on South side of Casmalia St. - Rialto, CA**

Dear Mr. Casey,

Thank you for the opportunity to review the subject project.

We have reviewed the set of plans and offer the following comments:

1. The development is within West Valley Water District's service area and would be required to apply for water service from the District.
2. A formal plan check submittal is required. Our plan check submittal requirements may be found on our website under the Engineering Department page.

Please have your applicant contact the District to help expedite this process and keep the applicant's project on schedule. Should you have any questions please do not hesitate to contact me at (909) 820-3713.

Sincerely,

**WEST VALLEY WATER DISTRICT**

Linda Jadeski  
Engineering Services Manager



