



City of Rialto

California

January 3, 2019

Liberty Property Limited Partnership
c/o PDC OC/IE LLC
20411 SW Birch Street
Newport Beach, Ca 92660

RE: Precise Plan of Design No. PPD2017-0089 (MC2017-0076) A request to develop a 401,173 square foot tilt-up industrial building located on the south side of Valley Boulevard between Spruce Avenue and Cactus Avenue within the Industrial Park (I-P) zone of the Gateway Specific Plan.

Dear PDC OC/IE LLC:

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, December 19, 2018 the City's Development Review Committee (DRC) approved **Precise Plan of Design No. PPD2017-0089**, subject to the attached requirements.

Approval of Precise Plan of Design No. PPD2017-0089 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.

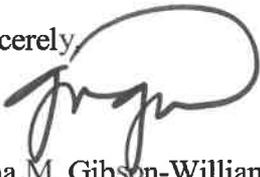
DRC approval, as outlined above, does not necessarily imply immediate issuance of building or grading permits. Where applicable, the Applicant is required to submit final engineering and building plans and specifications to the Public Works and the Building Division for plan checking. Time frames for 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,

A handwritten signature in black ink, appearing to read 'Gina M. Gibson-Williams', written over a large, light-colored oval shape.

Gina M. Gibson-Williams
Planning Manager

Enclosures: PPD No. 2017-0089 Conditions

cc: Development Review Committee (via email)
PDC OC/IE LLC (via email)



City of Rialto

California

DEVELOPMENT REVIEW COMMITTEE

STATEMENT OF ACCEPTANCE

I, Liberty Property Limited Partnership, dba N/A, do hereby state that I am aware of all Conditions of Approval for **Precise Plan of Design No. PPD2017-0089 (MC2017-0076)** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated January 3, 2019.

(Signature)

(Date)

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

DATE: _____ PROJECT NO: PPD2017-0089 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): <input type="checkbox"/> 1 day or less <input type="checkbox"/> 2 – 5 days <input type="checkbox"/> 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!

City of Rialto

Development Review Committee (DRC)

DEPARTMENT & DIVISION CONTACTS

PLANNING DIVISION

Gina Gibson-Williams, Planning Manager
Office: (909) 820-2535
Direct: (909) 421-7240
Email: ggibson@rialtoca.gov

Daniel Casey, Associate Planner
Office: (909) 820-2535
Direct: (909) 820-2525 x-2075
Email: dcasey@rialtoca.gov

Daniel Rosas, Assistant Planner
Office: (909) 820-2535
Direct: (909) 820-8040
Email: drosas@rialtoca.gov

Edgar Gonzalez, Contract Planner
Office: (909)
Direct: (909) 820-2525 x-2211
Email: egonzalez@rialtoca.gov

BUSINESS LICENSING DIVISION

Gina Gibson-Williams, Planning Manager
Office: (909) 820-2535
Direct: (909) 421-7240
Email: ggibson@rialtoca.gov

ECONOMIC DEVELOPMENT DIVISION

John Dutrey, Project Manager
Direct: (909) 820-8014
Email: jdutrey@rialtoca.gov

RIALTO WATER SERVICES

Chipper Greene, Industrial Pretreatment Coordinator
Direct: (951) 833-3470
Email: chipper.greene@veolia.com

BUILDING DIVISION

James Caro, Building & Code Enforcement Manager
Office: (909) 820-2505
Direct: (909) 421-4962
Email: jcaro@rialtoca.gov

John Walton, Lead Building Inspector
Office: (909) 820-2505
Direct: (909) 421-4962
Email: jwalton@rialtoca.gov

POLICE DEPARTMENT

Sergeant Joshua Lindsay
Direct: (909) 820-2646
Email: jlindsay@rialtopd.com

PUBLIC WORKS DEPARTMENT

Moises Peralta, Assistant Engineer
Direct: (909) 820-8047
Email: mperalta@rialtoca.gov

FIRE DEPARTMENT

Kerrilyn Walton, Assistant Fire Marshal
Direct: (909) 820-2691
Email: kw Walton@confire.org

ADMINISTRATION DEPARTMENT

Mayor Deborah Robertson
Office: (909) 421-4991
Email: aperry@rialtoca.gov

Councilmember Andy Carrizales
Office: (909) 421-4991
Email: aperry@rialtoca.gov



Project Conditions City of Rialto

Project Number: PPD2017-0089

Description: VALLEY-SPRUCE INDUSTRIAL WAREHOUSE (401K S.F.)

Applied: **11/1/2017**

Approved: **12/19/2018**

Site Address: **855 W VALLEY BLVD**

Closed:

Expired: **12/19/2019**

City, State Zip Code: **Rialto, CA 92316**

Status: **RECEIVED**

Applicant: **PDC OC/IE LLC**

Parent Project: **MC2017-0076**

Owner: **Liberty Property Limited Partnership**

Contractor: **<NONE>**

Details:

Developer states keynote 17 is a patio area as required

| LIST OF CONDITIONS | | | | | |
|--|------------|---------------|--------------|---------|---------------|
| SEQ NO | ADDED DATE | REQUIRED DATE | SATISFY DATE | TYPE | STATUS |
| DEPARTMENT | | CONTACT | | REMARKS | |
| 1 | 3/6/2018 | | | ED1 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| The proposed project is subject to the payment of Development Impact Fees pursuant to Rialto Municipal Code, Section 3.33. | | | | | |
| 2 | 3/6/2018 | | | ED3 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| 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, unless otherwise approved by the City of Rialto. | | | | | |
| 3 | 3/6/2018 | | | ED4 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| 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. | | | | | |
| 4 | 3/6/2018 | | | ED5 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| Applicant/Developer shall use best faith efforts provide employment opportunities for Rialto residents. The Developer/Applicant shall use best faith efforts to recruit and hire local residents for all full and part time employment opportunities during construction and as part of daily business operations. Developer/Applicant efforts shall include on-site job recruitment. The Developer/Applicant/Employer shall furnish the Development Services Department with the dates and times for on-site job recruitment, which will be posted on the City website and advertised on the Rialto Network | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|-------------|--|------|---------------|
| 5 | 3/6/2018 | | | ED6 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| 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. | | | | | |
| 6 | 3/6/2018 | | | ED7 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| 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 use all commercially reasonable efforts to 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. | | | | | |
| 7 | 3/6/2018 | | | ED8 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| Applicant/Developer shall use all commercially reasonable efforts to establish and register the premises as a point of sale through the State Board of Equalization. | | | | | |
| 8 | 3/6/2018 | | | ED10 | PPD CONDITION |
| ECONOMIC DEV DIV | | JOHN DUTREY | | | |
| Notes: | | | | | |
| The City of Rialto is currently developing a smarter advanced logistics and transportation system that will report, monitor and coordinate truck trips coming into and leaving the local and regional transportation and roadway network. If implemented by the City of Rialto and/or another regional transportation agency(ies), all distribution warehouses, logistics companies or other businesses dependent upon the shipment of goods that maintain and operate a facility in the City of Rialto will be asked to participate in and subscribe to this advanced logistics transportation system, which will monitor, track and coordinate all truck trips and shipments of goods into and out of the City of Rialto and the regional transportation system. If and when enacted, the Applicant shall use commercially reasonable efforts to comply with said implementation. | | | | | |
| 9 | 3/7/2018 | | | B1 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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. Provide the following sets of plans and documents. Building and Safety submittal required at first plan review | | | | | |
| 10 | 3/7/2018 | | | B2 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| (3-5) Full Architectural and Structural Plans with all MEP plans(2) Structural Calculations (2) Sets of Truss Calculations and Layout (2) Rough or Precise Grading Plans as required by and approved by Engineering (2) Water Quality Management Plan, (WQMP) and Erosion Control Plan (2) Storm water Pollution Prevention Plan (2) Title 24 Energy Calculations | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|------------|--|----|---------------|
| 11 | 3/7/2018 | | | B3 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, 2016 Residential Code and the 2016 California Green Buildings Standards adopted by the State of California. | | | | | |
| 12 | 3/7/2018 | | | B4 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Scope of work on Title page with all proposed work called out that you want permitted (ex. Main structure, perimeter walls, trash enclosure, light standards) | | | | | |
| 13 | 3/7/2018 | | | B5 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Any and all deferred submittals must be listed on the plans and approved prior to first submittal. | | | | | |
| 14 | 3/7/2018 | | | B6 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 and Safety. Each department shall sign the bottom of the Building and Safety Job Card | | | | | |
| 15 | 3/7/2018 | | | B7 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Building and Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 820-2505 to schedule an inspection. You may also request inspections at the Building and Safety public counter | | | | | |
| 16 | 3/7/2018 | | | B8 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 17 | 3/7/2018 | | | B9 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 Z4.3 | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|------------|--|-----|---------------|
| 18 | 3/7/2018 | | | B10 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Design criteria for the City of Rialto are: Ultimate wind speed of 130, exposure C seismic zone D | | | | | |
| 19 | 3/7/2018 | | | B11 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building and Safety and the Planning Department. (A) Installation of a construction trailer, or, (B) Security fenced area where the electrical power will be located | | | | | |
| 20 | 3/7/2018 | | | B12 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way | | | | | |
| 21 | 3/7/2018 | | | B13 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 22 | 3/7/2018 | | | B14 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 owners responsibility to be aware of those differences and comply accordingly | | | | | |
| 23 | 3/7/2018 | | | B15 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 24 | 3/7/2018 | | | B16 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Separate permits are required for all accessory structures; example would be detached trash enclosures, patios, block walls, and storage buildings | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|------------|--|-----|---------------|
| 25 | 3/7/2018 | | | B17 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Provide location on plans for "Illuminated address/es" | | | | | |
| 26 | 3/7/2018 | | | B18 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 27 | 3/7/2018 | | | B19 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 28 | 3/7/2018 | | | B20 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| When required, three (3) copies of the building plans shall be submitted to the County Department of Environmental Health for approval, prior to submittal of the plans to the Building Division for plan review. If County Department of Environmental Health approval is required, permits will not be issued or plans approved until two copies of the approved health plans have been received and reviewed by the Building Division | | | | | |
| 29 | 3/7/2018 | | | B21 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 a.m. to 5:00 p.m. 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 | | | | | |
| 30 | 3/7/2018 | | | B22 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Permitted hours for construction work from October 1st through April 30th 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 1st through September 30th 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. The Applicant may request a permit to work outside these limits, subject to approval of an Early Work Permit by the Director of Development Services. | | | | | |
| 31 | 3/7/2018 | | | B23 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Place PPD conditions of approval on the plans and include the PPD number on right bottom corner cover page in 20" point bold | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|------------|--|-----|---------------|
| 32 | 3/7/2018 | | | B24 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: 65% of all construction and demo 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 | | | | | |
| 33 | 3/7/2018 | | | B25 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: Due to the proximity to the San Andreas Fault and the constant ground movement, the following are required: 1. All underground piping/conduits will have 6 of sand shading under and 12 of sand shading over. 2. All electrical runs with a hot and common wire will have a ground wire | | | | | |
| 34 | 3/7/2018 | | | B26 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: Prior to the issuance of a Building Permit, the applicant shall pay all Development Impact Fees to the City or as otherwise approved by the Development Services Department. Copies of receipts shall be provided to Building and Safety prior to permit issuance | | | | | |
| 35 | 3/7/2018 | | | B27 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: Prior to issuance of a Building Permit all of the following must be in place: 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. | | | | | |
| 36 | 3/7/2018 | | | B28 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: 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 | | | | | |
| 37 | 3/7/2018 | | | B29 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: Prior to issuance of Building Permits, temporary or permanent 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 | | | | | |
| 38 | 3/7/2018 | | | B30 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to Building and Safety to include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|----------------|--|----------|---------------|
| 39 | 3/7/2018 | | | B31 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Prior to issuance of Building Permits, school fees need to be paid to school district where project is located | | | | | |
| 40 | 3/7/2018 | | | B32 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering. | | | | | |
| 41 | 3/7/2018 | | | B33 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 42 | 3/7/2018 | | | B35 | PPD CONDITION |
| BUILDING DIVISION | | JAMES CARO | | | |
| Notes: | | | | | |
| No "Future" or "Proposed" items on plans | | | | | |
| 43 | 3/7/2018 | | | RW-OTHER | PPD CONDITION |
| RIALTO WATER SERVICE | | CHIPPER GREENE | | | |
| Notes: | | | | | |
| Water: Rialto Water Services does not serve water in the area of the proposed development. The developer shall show proof of service being established with West Valley Water District (WVWD) and an authorization form signed to allow WVWD to release water consumption information to Rialto Water Services (RWS) shall be completed prior to being issued a Certificate of Occupancy. All forms are available at the RWS/Veolia customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Sewer: Rialto Water Services serves sewer in the area of the proposed development. An 18" VCP gravity main exists on Valley Boulevard which is available for connection. The developer shall follow all applicable City Construction Standards for all sewer improvements or connections. The developer and or tenants shall show proof of service being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. These documents can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. | | | | | |
| 44 | 3/8/2018 | | | EN5 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS: Any improvements within the public right-of-way require a City of Rialto Encroachment Permit | | | | | |
| 45 | 3/8/2018 | | | EN6 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS: 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 off-site construction permits. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|----------------|--|------|---------------|
| 46 | 3/8/2018 | | | EN8 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS:Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer. The private landscaping is not required to be separately metered from the parkway landscaping. | | | | | |
| 47 | 3/8/2018 | | | EN11 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS:The developer shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 (LLMD 2) for street lighting only. 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 public street lighting improvements, to be maintained by the City of Rialto. | | | | | |
| 48 | 3/8/2018 | | | EN12 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS: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 | | | | | |
| 49 | 3/8/2018 | | | EN13 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS: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 | | | | | |
| 50 | 3/8/2018 | | | EN19 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| STREETS: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 | | | | | |
| 51 | 3/8/2018 | | | EN21 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| VALLEY BOULEVARD (Major Arterial):Dedicate additional right-of-way along the entire frontage as may be required to provide an ultimate half width of 60 feet as required by the City Engineer. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|----------------|--|------|---------------|
| 52 | 3/8/2018 | | | EN27 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| VALLEY BOULEVARD (Major Arterial): Construct commercial driveway approaches in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. | | | | | |
| 53 | 3/8/2018 | | | EN28 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| VALLEY BOULEVARD (Major Arterial): If applicable, construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. 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 | | | | | |
| 54 | 3/8/2018 | | | EN26 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| VALLEY BOULEVARD (Major Arterial): If applicable, construct a 5 foot wide ADA compliant curb adjacent sidewalk along the entire frontage in accordance with City of Rialto Standard Drawings to the satisfaction of the City Engineer. | | | | | |
| 55 | 3/8/2018 | | | EN24 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| VALLEY BOULEVARD (Major Arterial): Construct an 8-inch curb and gutter, located at 48 feet south of centerline along the entire frontage in accordance with City of Rialto Standard Drawings | | | | | |
| 56 | 3/8/2018 | | | EN32 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| VALLEY BOULEVARD (Major Arterial): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed at 118 feet +/- 15 feet Pole spacing abiding by the Opposed Configuration of Street Light Standard No. SL-301, or as approved by the City Engineer, in accordance with City of Rialto Standard Drawings | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|----------------|--|--------------|---------------|
| 57 | 3/8/2018 | | | EN31 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | UNDER REVIEW | |
| <p>Notes:</p> <p>VALLEY BOULEVARD (Major Arterial): Owner/Developer shall construct the following improvements: Improvements South of Centerline, Over Existing Concrete Road Bed: In accordance with the Structural Pavement Investigation Report for Valley Boulevard from Spruce Avenue to Cactus Avenue prepared by LaBelle Marvin dated September 5, 2018, Owner/Developer shall (1) cold mill existing asphalt concrete pavement of 2" below existing road surface, (2) clean and fill cracks wider than 0.5", (3) construct conventional asphalt concrete level course(s) to 2" below proposed finished surface, and (4) construct 2" thick asphalt rubber hot mix (ARHM) overlay wearing surface. Improvements South of Centerline, South of Existing Concrete Road Bed: In accordance with the Pavement Investigation and Design Recommendations prepared by Southern California Geotechnical dated August 24, 2018, Owner/Developer shall construct new pavement with a minimum pavement section of 6.5" asphalt concrete (2.0" thick asphalt rubber hot mix (ARHM) overlay wearing surface over 4.5" conventional asphalt concrete level course(s)) over 4.0" aggregate base with a minimum subgrade of 12" at 95% relative compaction, or equal, along the entire frontage in accordance with City of Rialto Standard Drawings, unless otherwise approved by the City Engineer. The pavement section shall be determined using a Traffic Index (TI) of 10, unless otherwise approved by the City Engineer. 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. Improvements North of Centerline (Maximum 12' Width): In accordance with the Structural Pavement Investigation Report for Valley Boulevard from Spruce Avenue to Cactus Avenue prepared by LaBelle Marvin dated September 5, 2018, Owner/Developer shall (1) cold mill existing asphalt concrete pavement 2" below existing road surface, (2) construct conventional asphalt concrete level courses (s) at a varying depth necessary to terminate at 2" below the existing road surface north of centerline, and (3) construct 2" thick asphalt rubber hot mix (ARHM) overlay wearing surface to match existing road surface north of centerline.</p> | | | | | |
| 58 | 3/8/2018 | | | EN35 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>VALLEY BOULEVARD (Major Arterial): Unless ADA compliant ramp exists, the developer is required to construct a curb ramp meeting current California State Accessibility standards at the corner of Valley Boulevard & Cactus Avenue as well as Valley Boulevard & Spruce Avenue, in accordance with City of Rialto Standard Drawings.</p> | | | | | |
| 59 | 3/8/2018 | | | EN30 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>CACTUS AVENUE (Local Road): Dedicate additional right-of-way along the entire frontage as may be required to provide an ultimate half width of 30 feet as required as required by the City Engineer.</p> | | | | | |
| 60 | 3/8/2018 | | | EN33 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>CACTUS AVENUE (Local Road):</p> <p>Construct commercial driveway approaches in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer.</p> | | | | | |
| 61 | 3/8/2018 | | | EN34 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>CACTUS AVENUE (Local Road):</p> <p>Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. 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</p> | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|----------------|--|------|---------------|
| 62 | 3/8/2018 | | | EN26 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: CACTUS AVENUE (Local Road): Construct a 5 foot wide ADA compliant curb adjacent sidewalk along the entire frontage in accordance with City of Rialto Standard Drawings. | | | | | |
| 63 | 3/8/2018 | | | EN24 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: CACTUS AVENUE (Local Road): Construct an 8-inch curb and gutter, located at 18 feet west of centerline along the entire frontage in accordance with City of Rialto Standard Drawings | | | | | |
| 64 | 3/8/2018 | | | EN25 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: CACTUS AVENUE (Local Road): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed at 320 feet +/- 15 feet Pole spacing abiding by the Staggered Configuration of Street Light Standard No. SL-301, or as approved by the City Engineer, in accordance with City of Rialto Standard Drawings. | | | | | |
| 65 | 3/8/2018 | | | EN31 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: CACTUS AVENUE (Local Road): Owner/Developer shall either: (1) Construct new pavement along the entire frontage west of centerline to meet a Traffic Index (TI) of 10, which shall be determined by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval, or (2) Construct new pavement along the entire frontage west of centerline to meet a Traffic Index (TI) of 8 (determined by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval), with surface improvements to the east of centerline acceptable to the City Engineer. | | | | | |
| 66 | 3/8/2018 | | | EN21 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Dedicate additional right-of-way along the entire frontage as may be required to provide an ultimately half width of 30 feet as required by the City Engineer. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|----------------|--|------|---------------|
| 67 | 3/8/2018 | | | EN27 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Construct a commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. | | | | | |
| 68 | 3/8/2018 | | | EN28 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. 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 | | | | | |
| 69 | 3/8/2018 | | | EN26 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Construct a 5 feet wide ADA compliant curb adjacent sidewalk along the entire frontage in accordance with City of Rialto Standard Drawings | | | | | |
| 70 | 3/8/2018 | | | EN24 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Construct an 8-inch curb and gutter, located at 18 feet east of centerline along the entire frontage in accordance with City of Rialto Standard Drawings | | | | | |
| 71 | 3/8/2018 | | | EN25 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed at 320 feet +/- 15 feet Pole spacing abiding by the Staggered Configuration of Street Light Standard No. SL-301, or as approved by the City Engineer, in accordance with City of Rialto Standard Drawings | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|----------------|--|----------|---------------|
| 72 | 3/8/2018 | | | EN31 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: SPRUCE AVENUE (Local Road): Owner/Developer shall either: (1) Construct new pavement along the entire frontage east of centerline to meet a Traffic Index (TI) of 10, which shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval, or (2) Construct new pavement along the entire frontage east of centerline to meet a Traffic Index (TI) of 8 (designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval), with surface improvements to the west of centerline acceptable to the City Engineer. | | | | | |
| 73 | 3/8/2018 | | | EN36 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: ON-SITE: 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. | | | | | |
| 74 | 3/8/2018 | | | EN37 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: ON-SITE: The minimum pavement section for all on-site pavements shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval | | | | | |
| 75 | 3/8/2018 | | | EN-OTHER | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: ON-SITE: An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws. | | | | | |
| 76 | 3/8/2018 | | | EN15 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: ON-SITE: In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing electrical distribution lines of sixteen thousand volts or less, telephone, cable antenna television, and similar service wires or cables, which are on-site or abutting (on the project side of the street), shall be installed underground. 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. 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. Undergrounding of existing overhead utility lines shall be completed prior to issuance of a final certificate of occupancy. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|----------|----------------|--|------|---------------|
| 77 | 3/8/2018 | | | EN38 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| SANITARY SEWER: The developer shall connect to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water services | | | | | |
| 78 | 3/8/2018 | | | EN39 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| SANITARY SEWER: 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. | | | | | |
| 79 | 3/8/2018 | | | EN40 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| SANITARY SEWER: | | | | | |
| Prior to issuance of a certificate of occupancy or equivalent, provide certification from Rialto Water Services to demonstrate that wastewater service accounts have been documented. | | | | | |
| 80 | 3/8/2018 | | | EN41 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| DOMESTIC WATER: 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 | | | | | |
| 81 | 3/8/2018 | | | EN42 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| GRADING: | | | | | |
| 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, unless otherwise approved by the City Engineer. | | | | | |
| 82 | 3/8/2018 | | | EN43 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| GRADING: Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. Perimeter screened fencing b. Contractor information signage including contact information along Valley Boulevard 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/1-800-288-7664 | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|----------------|--|------|---------------|
| 83 | 3/8/2018 | | | EN45 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| <p>GRADING: 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</p> | | | | | |
| 84 | 3/8/2018 | | | EN46 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| <p>GRADING: 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 developers 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</p> | | | | | |
| 85 | 3/8/2018 | | | EN47 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| <p>GRADING: 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</p> | | | | | |
| 86 | 3/8/2018 | | | EN50 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| <p>GRADING: 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</p> | | | | | |
| 87 | 3/8/2018 | | | EN51 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| Notes: | | | | | |
| <p>GRADING:</p> <p>Prior to issuance of a certificate of occupancy or equivalent, demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP</p> | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|----------|----------------|--|------|---------------|
| 88 | 3/8/2018 | | | EN48 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>DRAINAGE:</p> <p>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/detention 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/detention 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/detain on-site shall be determined by comparing the existing pre-developed condition and proposed developed condition, using the 100-year frequency storm such that the runoff from a 100-year frequency storm (Q100) in the developed condition does not exceed the runoff from a 25-year frequency storm (Q25) in the undeveloped condition.</p> | | | | | |
| 89 | 3/8/2018 | | | EN49 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>DRAINAGE: 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</p> | | | | | |
| 90 | 3/8/2018 | | | EN14 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>GENERAL: 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.</p> | | | | | |
| 91 | 3/8/2018 | | | EN18 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>GENERAL: 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.</p> | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|------------|----------------|--|----------|---------------|
| 92 | 3/8/2018 | | | EN-OTHER | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>GENERAL:</p> <p>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, unless otherwise approved by the City Engineer. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction, unless otherwise approved by the City Engineer.</p> | | | | | |
| 93 | 3/8/2018 | | | EN21 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>GENERAL:</p> <p>Nothing shall be constructed or planted in the corner cut-off area of any driveway (or intersection) which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance, as required by the City Engineer</p> | | | | | |
| 94 | 3/8/2018 | | | EN10 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>GENERAL: 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</p> | | | | | |
| 95 | 3/8/2018 | | | EN53 | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>MAP:</p> <p>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, or as approved by the City Engineer.</p> | | | | | |
| 96 | 11/28/2018 | | | EN-OTHER | PPD CONDITION |
| ENGINEERING DIV | | MOISES PERALTA | | | |
| <p>Notes:</p> <p>TRANSPORTATION:</p> <p>In accordance with Traffic Impact Study approved at the November 1, 2017 Transportation Commission meeting, Owner/Developer fulfill the following Transportation/Traffic impact mitigations:</p> <p>(1) Install the traffic signal at Valley Boulevard and Spruce Avenue and fully be reimbursed beyond the fair share amount for the installation of the traffic signal.</p> <p>(2) Owner/Developer shall pay an in-lieu fee of \$6,913.00 toward the installation of an east bound right-turn overlap at the intersection of Riverside Avenue and Valley Boulevard.</p> <p>(3) Install "No Stopping Anytime" - R26(S) (CA) signage along the entire property frontage at Valley Boulevard, Cactus Avenue, and Spruce Avenue.</p> | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|------------|--------------|--|------|---------------|
| 97 | 3/14/2018 | | | FD1 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| The development shall conform with all requirements of the Rialto Municipal Code. | | | | | |
| 98 | 3/14/2018 | | | FD2 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 99 | 3/14/2018 | | | FD5 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| 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. 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 | | | | | |
| 100 | 3/14/2018 | | | FD6 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| 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. The numbers shall contrast with the background of the buildings | | | | | |
| 101 | 3/14/2018 | | | FD7 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| Where access to or within a structure area is restricted because of secured openings and immediate access is necessary for life saving or fire fighting 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 | | | | | |
| 102 | 12/18/2018 | | | FD8 | PPD CONDITION |
| PLANNING DIVISION | | KERRI WALTON | | | |
| Notes: | | | | | |
| Any automatic fire extinguishing systems, smoke removal or venting systems shall be designed in accordance with California Fire Code current edition and National Standards | | | | | |
| 103 | 3/14/2018 | | | FD10 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| A fire alarm and/or "Fire Alarm Evacuation" system per NFPA 72 and State Fire Marshall will be required | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|-----------|--------------|--|------|---------------|
| 104 | 3/14/2018 | | | FD11 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 105 | 3/14/2018 | | | FD13 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| If temporary fencing is used to enclose the construction site, at least two (2) means of unobstructed access must be installed and maintained each of which is to be located as to give maximum access to all parts of the site. Locking devices shall be of materials which can be readily forced by equipment used by the Rialto Fire Department | | | | | |
| 106 | 3/14/2018 | | | FD14 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| The storage or stacking of lumber, fabricated components or other combustible materials is not permitted nor shall the storage of structure framing lumber be initiated within the City limits until all water lines and hydrants (either temporary or permanent), as set forth on the approved water map for the project, have been installed and approved by the Fire Department | | | | | |
| 107 | 3/14/2018 | | | FD15 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| The development shall conform to the regulations of the California State Fire Marshal as contained within Title 19 and Title 24 of the California Code of Regulations | | | | | |
| 108 | 3/14/2018 | | | FD16 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. (CFC 2007 Appendix D 102.1) | | | | | |
| 109 | 3/14/2018 | | | FD17 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| Fire apparatus turning radius clearance to be determined by the fire code official. (CFC 2007 Appendix D 103.3) | | | | | |
| 110 | 3/14/2018 | | | FD20 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: | | | | | |
| Provide a commodity storage/business plan as soon as possible. Coordinate with your sprinkler contractor and rack designer | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|-----------|------------------|--|---------|---------------|
| 111 | 3/14/2018 | | | FD21 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: Provide fire protection of storage sprinkler plans according to NFPA 230 and CFC Chapter 23 | | | | | |
| 112 | 3/14/2018 | | | FD22 | PPD CONDITION |
| FIRE DEPARTMENT | | KERRI WALTON | | | |
| Notes: Provide blue reflective marker to indicated hose valve location | | | | | |
| 113 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: Approval of Precise Plan of Design No. 2017-0089 is granted for a one (1) year period from the date of approval. Any request for an extension shall be reviewed by the Director of Development Services and shall be based on the progress that has taken place toward the development of the project. | | | | | |
| 114 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: Approval of Precise Plan of Design No. 2017-0089 shall comply with all applicable sections of the Rialto Municipal Code, Planning Commission Resolution Nos. 18-09, 18-10, 18-11, and 18-12; and, all other applicable State and local laws and ordinances. | | | | | |
| 115 | 12/3/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: The development shall conform to the site-plan, floor plan, elevations, and conceptual landscape plan submitted on February 12, 2018, except as required to be modified based on the conditions of approval contained herein. | | | | | |
| 116 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: All mitigation measures listed within the Mitigation Monitoring & Reporting Program (MMRP) prepared for Environmental Assessment Review No. 2017-0076 shall be completed and/or adhered to at each applicable monitoring milestone. | | | | | |
| 117 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: The auto-parking spaces within the truck court shall be reserved only for the parking of passenger vehicles, as these parking spaces are necessary to meet the parking requirement per Ch. 18.58 (Off-Street Parking Regulations) of the Rialto Municipal Code. Storage of truck trailers, equipment, materials, etc. shall not be conducted within the areas designated for the auto parking spaces without providing the necessary parking elsewhere on-site and a screen wall tall enough to screen all views of any items to be stored within the truck court. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|-----------|------------------|--|---------|---------------|
| 118 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| 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 | | | | | |
| 119 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| 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. 2017-0089. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense | | | | | |
| 120 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| Prior to issuance of grading permits, undulating berms or shrubs/hedges shall be incorporated within the landscape setback along Spruce Avenue and Cactus Avenue. The highest part of the berms shall be at least three (3) feet in height. The berms/shrubs/hedges shall not encroach into any part of the landscape easement along Spruce Avenue and Cactus Avenue. The berms/shrubs/hedges shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. The berms/shrubs/hedges shall also be identified on the formal Landscape Plan submittal prior to the issuance of building permits. | | | | | |
| 121 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| Prior to issuance of Building Permits: In order to provide enhanced building modulation in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, façade returns, at least three (3) feet in depth from the main wall plane, shall be provided at all height variations on the Valley, Spruce, and Cactus elevations. The façade returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits. The height variations to the exterior walls shall be included on all four elevations to the satisfaction of the Director of Development Services. | | | | | |
| 122 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| All new walls, including retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new screen walls. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall. All decorative masonry walls and pilasters shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits. | | | | | |
| 123 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| The exterior of the trash enclosure shall match the material and base color of the building. Additionally, the trash enclosure shall contain solid steel doors. Corrugated metal and chain-link are not acceptable materials to use within the trash enclosure. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|--|-----------|------------------|--|---------|---------------|
| 124 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| All light standards, including the base, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits. | | | | | |
| 125 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| Prior to the issuance of a Landscape Permit: All landscape plant species shall comply with the approved Plant Palette of the landscape plan exhibit dated February 5, 2018. | | | | | |
| 126 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| 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. One fifteen (15) gallon tree shall be provided for every three (3) parking spaces. 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 landscape Permit. | | | | | |
| 127 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| 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. | | | | | |
| 128 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land not covered by structures, walkways, parking areas, and driveways. All trees shall be spaced a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be spaced an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. 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. | | | | | |



Project Conditions City of Rialto

| | | | | | |
|---|-----------|------------------|--|---------|---------------|
| 129 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| 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. | | | | | |
| 130 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| All tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy. | | | | | |
| 131 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy. | | | | | |
| 132 | 12/3/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| Prior to the issuance of a Certificate of Occupancy: All signage on the building shall comply with the Gateway Specific Plan. All signage shall be approved under a separate sign permit. | | | | | |
| 133 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| 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. | | | | | |
| 134 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| Prior to the issuance of a Certificate of Occupancy: The applicant shall comply with all applicable requirements of the West Valley Water District and/or Rialto Water Services prior to the issuance of a Certificate of Occupancy. | | | | | |
| 135 | 5/29/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | SHAWNIKA JOHNSON | | | |
| Notes: | | | | | |
| The applicant shall construct a minimum eight (8) foot high wrought iron fence with eight (8) foot high decorative pilasters including a decorative cap at the south property line, as approved by the Planning Division. The pilasters shall be spaced a maximum of sixty (60) feet and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of one (1) course above and at least six (6) inches to the side of the wall. All pilasters shall include a decorative cap. In addition, the applicant shall install cypress trees behind the said wrought iron fencing and pilasters to screen the proposed 49 dock doors and outdoor storage of truck/trailers from public view along Interstate 10 Freeway. The Cypress Trees shall be placed at every thirty (30) feet on center. | | | | | |



Project Conditions

City of Rialto

| | | | | | |
|---|------------|----------------------|--|---------|---------------|
| 136 | 12/18/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | GINA GIBSON WILLIAMS | | | |
| Notes: | | | | | |
| The developer shall install "No Parking" signs on the East and West sides of Spruce Avenue and Cactus Avenue prior to occupancy. Placement of the signs shall be shown on the public improvement plans. Spacing of the signs is subject to the approval of the City Engineer. | | | | | |
| 137 | 12/18/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | GINA GIBSON WILLIAMS | | | |
| Notes: | | | | | |
| Based on the site plan, a minimum of 56 passenger vehicle spaces for the office, 199 passenger vehicle spaces for the warehouse, and 49 truck parking spaces must be maintained on the Site in accordance with Section 18.58.050 of the Municipal Code. Notwithstanding the foregoing, in the event the office space actually constructed is less than the 14,000 square feet contemplated by the site plan, instead of the requirements set forth above, the number of required parking spaces may be reduced so long as the number of parking spaces is in compliance with Section 18.58.050 of the Municipal Code. | | | | | |
| 138 | 12/18/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | GINA GIBSON WILLIAMS | | | |
| Notes: | | | | | |
| Prior to the issuance of building or grading permits for the proposed development, the City's Development Review Committee (DRC) shall approve a Precise Plan of Design. | | | | | |
| 139 | 12/18/2018 | | | P-OTHER | PPD CONDITION |
| PLANNING DIVISION | | GINA GIBSON WILLIAMS | | | |
| Notes: | | | | | |
| Office space for the proposed 401,173 square foot speculative industrial building shall be shown on the site plan and shall not exceed a maximum of 14,000 square feet. | | | | | |
| 140 | 12/12/2018 | | | BL1 | PPD CONDITION |
| BUSINESS LICENSE DIV | | ANTHONY RAMIREZ | | | |
| Notes: | | | | | |
| 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) | | | | | |
| 141 | 12/12/2018 | | | BL4 | PPD CONDITION |
| BUSINESS LICENSE DIV | | ANTHONY RAMIREZ | | | |
| Notes: | | | | | |
| Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: -Distribution Centers | | | | | |
| 142 | 12/18/2018 | | | BL5 | PPD CONDITION |
| BUSINESS LICENSE DIV | | ANTHONY RAMIREZ | | | |
| Notes: | | | | | |
| Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a business license tax based on the Multi-Unit Rental tax rate. | | | | | |



Project Conditions

City of Rialto

| | | | | | |
|--|------------|---------------------|--|------|---------------|
| 143 | 12/20/2018 | | | PD1 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| ALL: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated 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. | | | | | |
| 144 | 12/20/2018 | | | PD2 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| All: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated 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. | | | | | |
| 145 | 12/20/2018 | | | PD3 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| ALL: Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed/constructed in such a manner as to resist vandalism and/or destruction by hand. | | | | | |
| 146 | 12/20/2018 | | | PD4 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| ALL: Address shall be illuminated during hours of darkness and prominently placed to be both visible to the front of the location and if applicable, visible to 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). | | | | | |
| 147 | 12/20/2018 | | | PD5 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| ALL: Exterior security cameras shall be installed at the location and cover the entire property. The security cameras shall be accessible to the Rialto Police Department via the internet. For spec buildings it is conditioned that at time of occupancy the cameras shall be installed, functional, and approved by the Rialto Police Department. | | | | | |
| 148 | 12/20/2018 | | | PD6 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| ALL: Install MUTCD approved "No Stopping" signage along the streets adjacent to the property. | | | | | |
| 149 | 12/20/2018 | | | PD13 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| Notes: | | | | | |
| COMMERCIAL/INDUSTRIAL: Lighting of truck well/dock/delivery areas. All loading dock areas truck well areas, and delivery areas shall be provided with a minimum of two (2) foot candles power as measured at the surface level. Lighting shall be designed/constructed in such a manner as to turn on at dusk and off at dawn automatically. | | | | | |



Project Conditions

City of Rialto

| | | | | | |
|---|------------|---------------------|--|------|---------------|
| 150 | 12/20/2018 | | | PD14 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| <p>Notes:</p> <p>COMMERCIAL/INDUSTRIAL: Knox boxes. (All that apply) The main gate, main doors to the building, and at least one rear door to each suite, shall have, immediately adjacent to them, a Knox box to facilitate the entry of safety personnel. Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand, and be fully recessed into the building. Knox Boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business.</p> | | | | | |
| 151 | 12/20/2018 | | | PD16 | PPD CONDITION |
| POLICE DEPARTMENT | | SGT. JOSHUA LINDSAY | | | |
| <p>Notes:</p> <p>"COMMERCIAL/INDUSTRIAL: Address prominently displayed on all building rooftops 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. Suite numbers are required on all buildings with multiple suites and shall be located directly above the respective suites following the above listed guidelines."</p> | | | | | |

