



# *City of Rialto*

## *California*

April 8, 2014

B & B Plastics Inc.  
3040 North Locust Avenue  
Rialto, CA 92377

RE: Precise Plan of Design No. 2295 – A request to develop a 151,705 square foot industrial warehouse building on a 6.64 acre site. The subject site is located at the northeast corner of Locust Avenue and Casmalia Street within the EMP (Employment) zone of the Renaissance Specific Plan.

Dear Sirs:

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 Tuesday, March 25, 2014, the City's Development Review Committee (DRC) approved Precise Plan of Design No. 2295, subject to the following requirements:

**PLANNING DIVISION – DANIEL CASEY**  
**(909) 820-2525 extension 2075**

1. The development shall conform to all conditions of approval for CDP 740, as contained in Planning Commission Resolution No. 14. (See Attached)
2. All mitigation measures contained in the Environmental Assessment Review (E.A.R.) No. 13-44 shall be met prior to occupancy.
3. The project shall adhere to the requirements of the EMP (Employment) zone of the Renaissance Specific Plan and Chapter 18.61 of the Rialto Municipal Code, Design Guidelines.
4. The color and materials of the building shall match the samples submitted to the Planning Division on March 13, 2014.

5. The development shall conform to the site plan, floor plans, and elevations received by the Planning Division on March 13, 2014.
6. The project shall incorporate variation in parapet treatment, rooflines, and wall lines.
7. The project shall incorporate the use of 'shadow play' through the use of deeply recessed or projecting features including pop-out window masses, built up relief details, cornices, trim, recessed windows and entrances.
8. There shall be no roof-mounted equipment extending above the mansard roof or parapet wall of the building.
9. A bicycle rack shall be installed to accommodate a minimum of six (6) bicycles in a location as approved by the Planning Division.
10. Any proposed signage must be reviewed and approved by the Planning Division and must comply with the City's Sign Ordinance.
11. All landscaped setbacks and planter areas shall be permanently maintained at the site and kept free of debris.
12. A minimum of ten percent (10%) of the parking area shall be landscaped. One tree shall be planted for every five (5) parking spaces within the parking area. Fifty percent of the trees shall be a minimum size of fifteen (15) gallons and fifty percent of the trees shall be a minimum size of twenty-four (24) inch box.
13. The landscaped setback adjacent to Locust Avenue shall be bermed. One (1) tree per (30) linear feet shall be planted in the landscaped setback. All trees within the landscape setbacks shall be a minimum size of twenty-four (24) inch box.
14. Street trees (1 tree per 30 linear feet), shall be planted in the parkway. Fifty percent of the parkway trees shall be a minimum size of fifteen (15) gallon and fifty percent shall be a minimum size of twenty-four (24) inch box. The type and location of the street trees shall be reviewed and approved by the City of Rialto Landscape Contract Administrator prior to the issuance of a Certificated of Occupancy (C of O) and shall comply with the designated Street Tree Plan Guidelines (See Attached).
15. The development shall conform to the City's Water Efficient Landscape Ordinance. Three (3) sets of detailed landscape and irrigation plans shall be submitted for review by the Planning Division Staff prior to the issuance of Building Permits. All landscaping and irrigation systems to be installed shall be inspected by the City's Landscape Contract Administrator prior to the issuance of a Certificate of Occupancy (C of O) and shall be continually maintained thereafter.

16. Electrical vaults, transformers or other apparatus located within the landscaped front yard setback shall be screened with landscaping or located underground.
17. A City business license shall be required prior to issuance of a Certificate of Occupancy or final permits.
18. The development shall conform to all other applicable State and local laws and ordinances and the applicant shall obtain all necessary approvals and operating permits from all State and local agencies prior to the issuance of a Certificate of Occupancy or final permits.
19. This Precise Plan of Design approval is granted for a one (1) year period from the date of the approval. Any 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.
20. Other:
  - Tower elements/height variations shall be included at the northwest corner, the southeast corner of the building, the center of the west side of the building, and the center of the south side of the building.
  - Pop-out articulation and/or wall plane recesses shall be incorporated into the northwest, southwest, and southeast corners of the building, and the south and west sides of the building. The areas should be visibly offset from the rest of the building. Section 18.61.080C requires building facades greater than 100 feet in length to incorporate wall plane projects and/or recesses with a depth of at least three (3) feet. Wall plane projections may encroach into the thirty (30) foot average setback.
  - Glazing shall be incorporated into the northwest corner and the southeast corner of the building. The additional glazing will help balance these corners with the southwest corner of the building and aesthetically enhance these readily visible corners as seen from Locust Avenue and Casmalia Street. The east side of the southeast corner of the building shall be duplicated to match the south side of the southeast corner of the building. A glossy dark blue paint, that matches the color of the glazing, may be used to substitute glazing on the north side of the northwest corner of the building and the east side of the southeast corner of the building. Elevation enhancements on the east side of the building shall extend all the way back to the entry gate at the southeast driveway.
  - Incorporate undulating berms within the landscape setback and landscape areas along Locust Avenue. The highest part of the berms should be at least 3 feet in height.
  - Decorative paving shall be provided at all vehicular access points to the site.

- The gate and screen wall at the northwest driveway shall be setback so that it is aligned with the edge of the building. This will lengthen the driveway to provide adequate truck stacking.
- All downspouts on the east, south, and west elevations of the building shall be routed through the building. No exterior downspouts allowed on these elevations visible from public right-of-way.
- The exterior of the trash enclosure shall match the material and base color of the building.
- All doors shall be painted to match the color of the adjacent wall.
- A reciprocal driveway easement shall be recorded with the owner of the property adjacent to the east of the project site (APN: 1133-251-06). The easement shall grant the adjacent property owner access to the proposed driveway on Casmalia Street.
- The final public art design shall be subject to the review and approval of the City's Economic Development Committee. The approved public art design shall be installed prior to issuance of a Certificate of Occupancy.

**PUBLIC WORKS – MARCUS FULLER**  
**(909) 421-7229**

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final approval of PPD 2295, all conditions listed below shall be completed to the satisfaction of the City Engineer.

**GENERAL**

21. 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.
22. 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.
23. All requirements shall be completed to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy unless otherwise noted.

## **STREETS**

24. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.
25. 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.
26. Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer. The irrigation system shall be separately metered from on-site 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.
27. 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.
28. 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 underlying property is annexed into LLMD 2 and the City Engineer has accepted the street light systems for maintenance.
29. 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.
30. 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.

## **LOCUST AVENUE**

31. Dedicate an 8 feet wide landscape easement across the entire frontage.
32. Construct an 8 inch curb and gutter, located at 32 feet east of centerline along the entire frontage to match with the existing catch basin located at the northeast corner of Casmalia Street, in accordance with City of Rialto Standard Drawings.
33. Remove the existing curb return located at the northeast corner of Casmalia Street, and construct a new 35 feet radius curb return with a curb face located 36 feet north of the centerline of Casmalia Street in accordance with City of Rialto Standard Drawings.
34. Construct a 30 feet wide commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be modified to include a 50 feet curb return radius (both sides), or as otherwise approved by the City Engineer. The centerline of the driveway approach shall be located approximately 55 feet south of the north property line, or as otherwise shown on the approved site plan.
35. Construct a 30 foot wide commercial driveway approach in accordance with City of Rialto Standard Drawings. The centerline of the driveway approach shall be located 205 feet north of the south property line, or as otherwise shown on the approved site plan.
36. Construct a 4 feet wide sidewalk located 6 feet behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.
37. Construct a curb ramp meeting current California State Accessibility standards at the northeast corner of Casmalia Street, in accordance with City of Rialto Standard Drawings.
38. Construct a curb ramp meeting current California State Accessibility standards along both sides of the two driveway approaches. Provide an appropriate path of travel, meeting ADA guidelines, across the driveway, and 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.
39. 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. Pavement shall extend from clean sawcut edge of pavement at centerline.

40. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed at 300 feet spacing, or as approved by the City Engineer, in accordance with City of Rialto Standard Drawings. Provide street light plans for review and approval by the City Engineer.

#### **CASMALIA STREET**

41. Dedicate a 10 feet wide landscape easement across the entire frontage.
42. Construct an 8 inch curb and gutter, located at 36 feet north of centerline along the entire frontage, with a 35 feet radius curb return at the northwest corner of Locust Avenue, in accordance with City of Rialto Standard Drawings.
43. Construct a redwood header located a minimum of 21 feet south of centerline to provide a minimum 14 feet wide eastbound travel lane.
44. Construct a 14-feet wide raised and landscaped median island along the entire frontage as approved by the City Engineer. The median nose width shall be constructed 2 feet wide and shall have stamped concrete. The left turn pocket shall be designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual, as approved by the City Engineer.
45. Construct a 32 feet wide commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be modified to include a 50 feet curb return radius (both sides), or as otherwise approved by the City Engineer. The centerline of the driveway approach shall be located approximately 17 feet west of the east property line, or as otherwise shown on the approved site plan. Access to this driveway shall be limited to right turn ingress and egress only.
46. Construct a 6 feet wide sidewalk located 8 feet behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.
47. Construct a curb ramp meeting current California State Accessibility standards at the northeast corner of Locust Avenue in accordance with City of Rialto Standard Drawings.
48. Construct a curb ramp meeting current California State Accessibility standards along both sides of the driveway approach. Provide an appropriate path of travel, meeting ADA guidelines, across the driveway, and 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.

49. 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. New pavement shall extend a minimum of 14 feet south of the southerly median curb to provide a minimum 14 feet wide eastbound travel lane.
50. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed at 300 feet spacing, or as approved by the City Engineer, in accordance with City of Rialto Standard Drawings. Provide street light plans for review and approval by the City Engineer.

#### **ON-SITE**

51. 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.
52. The minimum pavement section for all on-site pavement 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.
53. Provide a copy of an executed and recorded reciprocal access agreement for the construction and joint use of the proposed common driveway located on the adjacent parcel identified by APN 1133-251-06, prior to approval of a Precise Grading Plan.
54. An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws.

#### **SANITARY SEWER**

55. All sanitary facilities shall be connected to the public sewer system located in Casmalia Street or Locust Avenue. New laterals shall not be connected at manholes.



## **DOMESTIC WATER**

56. The developer is advised that domestic water service to the underlying property is provided by West Valley Water District. New domestic water service shall be installed in accordance with West Valley Water District requirements. An irrigation meter shall be installed for all landscape irrigation. Contact West Valley Water District at (909) 875-1804 to coordinate domestic water service requirements.

## **GRADING**

57. 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.
58. 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.
59. 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.
60. 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.
61. 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.

62. 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.

## **DRAINAGE**

63. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study 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.
64. 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.

## **MAP**

65. An application for a Lot Line Adjustment of the existing parcels identified as Assessor's Parcel No. (APN) 1133-241-04 and APN 1133-241-05 shall be submitted to and approved by the City Engineer prior to issuance of a building permit. The commercial building and associated parking areas shall be located on a single parcel. A copy of a current title report and copies of record documents shall be submitted with the application for the lot line adjustment. The application shall be submitted to and approved by the City Engineer prior to issuance of building permit.

## **GENERAL**

66. 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 additional pavement repairs 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 existed prior to construction of the proposed development.

67. 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.
68. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
69. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or) driveway which does or will exceed 30 inches in height required to maintain an appropriate sight distance, as required by the City Engineer.
70. 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.

## **TRAFFIC**

71. As determined by the Traffic Impact Analysis for "B&B Plastics Project" prepared by Linscott, Law & Greenspan dated October 29, 2013 (as amended), the following mitigation measures are required:
  - Locust Avenue at Project Driveway No. 1: Based on the HCM service level calculation, which calculates a critical (95th percentile) queue value in number of vehicles, the AM peak hour and PM peak hour queue length is not more than one (1) vehicle for the westbound (outbound) movements at proposed Project Driveway No. 1. Given that this location is controlled by a gate, it is recommended that the proposed gate be located approximately 70 feet from the back of sidewalk, to ensure adequate stacking for inbound/outbound trucks.
  - Locust Avenue at Project Driveway No. 2: Based on the HCM service level calculation, the AM peak hour and PM peak hour queue length is not more than one (1) vehicle for the westbound (outbound) movements at proposed Project Driveway No. 2. Given that this location is controlled by a gate, it is

- recommended that the proposed gate be located approximately 22 feet from the back of sidewalk, to ensure adequate stacking for inbound/outbound vehicles.
  - Casmalia Street at Project Driveway No. 3: Based on the HCM service level calculation, the AM peak hour and PM peak hour queue length is not more than one (1) vehicle for the southbound (outbound) movement at proposed Project Driveway No. 3. Given that this location is controlled by a gate, it is recommended that the proposed gate be located approximately 70 feet from the back of sidewalk, to ensure adequate stacking for inbound/outbound trucks.
  - Alder Avenue at Casmalia Street: Widen and/or restripe Casmalia Street to provide an exclusive eastbound right-turn lane and a second westbound left-turn. Modify the existing traffic signal. Pay a fair share payment equivalent to 7.76% of the total cost to complete these improvements. An engineer's estimate for this mitigation measure shall be prepared and submitted to the City Engineer for review and approval.
  - Casmalia Street between Alder Avenue and Locust Avenue: Widen and/or restripe Casmalia Street between Alder Avenue and Locust Avenue to provide a second eastbound travel lane and a second westbound travel lane. Pay a fair share payment equivalent to 8.56% of the total cost to complete these improvements. An engineer's estimate for this mitigation measure shall be prepared and submitted to the City Engineer for review and approval.
72. Relocate and modify the existing traffic signal poles, conduit, pull boxes and all appurtenances located at the northeast corner of Casmalia Street and Locust Avenue as required by the City Engineer. Submit traffic signal modification plans prepared by a California registered civil engineer or traffic engineer for review and approval by the City Engineer. The traffic signal shall be relocated concurrently with the widening of Casmalia Street.
73. A Class I bike lane shall be painted, and bike lane legends and signs installed, along the entire frontage of Casmalia Street and Linden Avenue, as required by the City Engineer.
74. Parking shall be restricted, and no parking signs installed along the entire frontage of Casmalia Street, as required by the City Engineer.
75. A minimum of 48 inches of clearance for disabled access shall be provided on all public sidewalks.
76. 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.
77. 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.

78. 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 2012 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.

**FIRE DEPARTMENT – KERRI WALTON**  
**(909) 820 – 2691**

79. An engineered automatic sprinkler system is required to be installed in 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.
80. The use or storage of any hazardous or flammable materials shall comply with the requirements of the Fire Department and must comply with the California Fire Code current edition. Storage of such materials shall conform with all requirements of the City's Industrial Waste Ordinance.
81. 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.
82. 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.
83. 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.
84. 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.

85. 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.
86. 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.
87. 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, as set forth on the approved water map for the project, have been installed and approved by the Fire Department.
88. 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.
89. 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)

#### **ADDITIONAL WAREHOUSE CONDITIONS**

90. Provide a commodity storage/business plan as soon as possible. Coordinate with your sprinkler contractor and rack designer.

#### **BUILDING DIVISION – JOHN DUTREY - (909) 820-8014**

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

91. All construction shall conform to the 2013 California Building Codes.
92. Legible, engineered plans shall be submitted for plan check that includes a wind analysis engineered for sites on or north of Foothill Blvd. using a value of 120 MPH, 3 second gust exposure “C”. For sites south of Foothill Blvd. using a value of 104 MPH, 3 second gust – exposure “C”. Your project is located north of Foothill Blvd. so you must use a value of 120 MPH, 3 second gust - exposure C in your engineering calculations. Please inform your design professional.

93. The developer shall pay a tentative plan check fee in the amount determined by the Building Division at the time of submittal of building plans for plan check. Three (3) sets of plans and two (2) sets of "Wet Signed" engineering calculations are required. Where applicable, roof truss plans and calculations shall be submitted with the structural plans for concurrent plan check. Disabled Access features are strictly enforced and shall meet the 2010 California Building Code (Title 24) requirements. When applicable, engineered grading plans shall be submitted for plan check concurrently with the building plans and shall be approved prior to permit issuance. Please be sure to check with the Engineering Division to verify if grading plans are required for your project.
94. Fire sprinkler, fire hydrant and fire alarm system plans shall be submitted for plan check concurrently with the Building plans and shall be approved prior to permit issuance.
95. Prior to concrete placement of foundations and/or slabs, a pad certification shall be submitted to the city for approval. During construction, all roads shall be kept free of any debris that may pose a hazard to emergency and other city vehicles. Any damage to neighboring properties shall be repaired or restored within two weeks.
96. Normal Building Division business and inspection hours are Monday through Thursday between 7:00AM to 6:00PM. Inspection requests shall be made at least one business day prior to the inspection date. Overtime inspections are not available for regular permits due to limited staff. Deputy Inspectors **shall not** perform required inspections under any circumstance. Permitted hours for construction work from October 1<sup>st</sup> through April 30<sup>th</sup> are Monday through Friday 1:00AM to 5:30PM and Saturday 8:00AM to 5:00PM. From May 1<sup>st</sup> through September 30<sup>th</sup> permitted hours for construction are Monday through Friday 6:00AM to 7:00PM and Saturday 8:00AM to 5:00PM. Construction is prohibited on Sunday and state holidays.
97. Place PPD conditions on plans and also include PPD# on right bottom corner cover page in 20" point bold letters.

**POLICE DEPARTMENT – SGT. TIM LANE**  
**(909) 820-2628**

98. 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.
99. Lighting of truck well/dock areas. All loading dock areas and truck well 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.
100. 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.

101. Electrically controlled vehicle access gates. All electrically controlled vehicle access gates shall be designed/constructed in such a manner as to resist penetration, removal, or destruction by hand. Electrically controlled vehicle access gates, whether for access or exit, shall be designed/constructed in such a manner as to provide access or exit of one vehicle per operation.
102. Knox boxes. All gates; pedestrian, electrically controlled access gates and crash gates, 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.

**BUSINESS LICENSE DIVISION – PAT MOORE**  
**(909) 820-2517**

103. All general contractors and developers are required to obtain a City business license and provide a list of all contractors and subcontractors prior to issuance of Building permits.
104. A City business license shall be required prior to issuance of a Certificate of Occupancy or final permits.

**ECONOMIC DEVELOPMENT - GREG LANTZ**  
**(909) 820-8016**

105. The proposed project being classified as an Industrial development project consisting of 151,705 square feet of which 14,195 is planned for office space and remaining 137,510 is planned for high-cube warehouse. The applicant/developer shall be assessed and shall pay the following development impact fees estimated below. Fees noted below are subject to established increases and other annual construction costs adjustments as established by the current fee ordinance and resolutions.



# DEVELOPMENT IMPACT FEE CALCULATIONS

B & B Plastics

PPD 2295

Site Address:	Improved Area Lot Size	Improvements Sq. Footage	Frontage
Casmalia and Locust	6.64 ac	151,705 sf	1320
		Ware 137,510 sf	
		Office 9,150 sf	
		Mezz 5,035	

Impact Fee Category	Agency	Unit	Fee/Unit	Total Fee	Fee Assessed	Notes
<b>City of Rialto Impact Fees</b>						
Fire Facilities	City of Rialto	151,705 tsf	\$ 41.62	\$ 6,313.96	\$ 6,313.96	
Fire Service Development Fees (4", 6", 8", 10")	City of Rialto			NA		
General Facilities	City of Rialto	151,705 tsf	\$ 61.00	\$ 9,254.01	\$ 9,254.01	WWWD Area
Law Enforcement	City of Rialto	151,705 tsf	\$32,480.00	\$ 4,927.38	\$ 4,927.38	
Open Space	City of Rialto	151,705 tsf	\$120.00	\$ 18,204.60	\$ 18,204.60	
Storm Drain	City of Rialto	6.64 ac	\$ 22,212.77	\$ 147,492.79		
		151,705 sf	\$ 1,273.83	\$ 193,246.38	\$ 193,246.38	Note 1
Street Medians	City of Rialto	151,705 tsf	\$20,000.00	\$ 3,034.10	\$ 3,034.10	
Transportation Facilities Fee	City of Rialto	151,705 sf	\$ 2.26	\$ 342,853.30	\$ 342,853.30	Note 2
Water Facilities	WWWD			NA		WWWD Area
Wastewater Collection	City of Rialto	1320 lft	\$ 58.87	\$ 77,708.40	\$ 77,708.40	Note 3
Wastewater Connection - Warehouse Use	City of Rialto	137,510 tsf	\$ 205.5400	\$ 28,263.81	\$ 39,941.46	Note 4
Wastewater Connection - Office Use	City of Rialto	14,195 tsf	\$ 822.66	\$ 11,677.66		
			\$ 5.56		\$ 695,484	

## Fair Share Fees:

Renaissance Specific Plan Fee*	6.64 ac	\$2,874	\$	19,083	\$ 19,083
Renaissance Specific Plan Traffic Fair Share Fee	151,705 tsf	\$ 140.57	\$	21,325	\$ 21,325
Total RSP Fair Share Fees					\$ 40,409

Estimated total DIF and Fair share fees to be paid

**\$ 776,300.65**

## Notes

- 1 Drainage fee is assessed upon the higher of the Square Footage rate and acreage rate.
- 2 Transportation Fee is based upon the Industrial Rate -
- 3 Wastewater Collection Fee may be credit or waived if install and extend sewer line which serve others .
- 4 Wastewater Connection (Treatment) based upon Warehouse Rate and 14,195 sf of Office

This preliminary estimate of Development Impact Fees is deemed to be reliable for budgeting purposes only.  
The estimate is not guaranteed and does not include the fees that may be assessed by other agencies.

\* Developer or Applicant 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.

106. The developer/employer shall use best faith efforts to recruit and hire local residents for any full and part time employment opportunities. Developer or Applicant shall include on-site and/or off-site job recruitment. The developer/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.

107. The 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.

108. The 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 contractors and suppliers to designate the City of Rialto as the point of sale for all taxable materials and equipment purchased for the project.
109. Property is located within the Renaissance Specific Plan Area and is subject to the following fair share fees
  - RSP Specific Plan/EIR Fair Share Fee      6.64 acres @ \$2,874 acre
  - RSP Traffic Mitigation Fair Share Fee      \$140.57 @ 1,000 s.f.

Approval of Precise Plan of Design No. 2295 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 with the appropriate fee (\$930.00) 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 Gibson', with a large, stylized flourish extending from the end of the signature.

Gina Gibson  
Planning Manager

Enclosures

cc: Development Review Committee w/o enc.  
Applicant's engineer w/o enc.



# *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. 2295** and do hereby agree to accept and abide by all conditions set forth in the  
approval letter dated April 8, 2014.

\_\_\_\_\_  
(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): <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!!***