



City of Rialto California

September 28, 2015

Mr. Charles Crookall
Shaw Properties
1300 Bristol Street North, Suite 290
Newport Beach, CA 92660

RE: PRECISE PLAN OF DESIGN NO. 2398: Development of a 176,000 square foot warehouse building on an 8.42 acre parcel of land (APN: 0240-241-52) located at the northeast corner of Base Line Road and Laurel Avenue within the EMP (Employment) zone of the Renaissance Specific Plan. This project was preliminarily reviewed by the DRC on May 26, 2015. Revisions have been made to the attached plans based on comments received during the preliminary DRC review. Additionally, on September 9, 2015, the Planning Commission approved Conditional Development Permit No. 772 in relation to the project.

Dear Mr. Crookall:

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, September 22, 2015, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. 2398**, subject to the following requirements:

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

1. The development shall conform to all conditions of approval for CDP 772, as contained in Planning Commission Resolution No. 15-30. (See Attached)
2. All mitigation measures contained in the Environmental Assessment Review (E.A.R.) No. 15-27 shall be met prior to occupancy.

3. The project shall adhere to the requirements of the Employment (EMP) 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 May 5, 2015.
5. The development shall conform to the site plan, floor plans, and elevations received by the Planning Division on September 14, 2015, except as required to be modified based on the conditions of approval contained herein.
6. There shall be no roof-mounted equipment extending above the mansard roof or parapet wall of the building.
7. A bicycle rack shall be installed to accommodate a minimum of six (6) bicycles in a location as approved by the Planning Division.
8. Any proposed signage must be reviewed and approved by the Planning Division and must comply with the City's Sign Ordinance.
9. All landscaped setbacks and planter areas shall be permanently maintained at the site and kept free of debris.
10. 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.
11. 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.
12. 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.
13. The "Icon Grey" vertical element shall be painted on the tallest wall panels on the east side of the building facing the truck court.
14. In order to preserve the aesthetic quality of the south side of the building and to ensure full visibility of the architectural features, the finished grade of the landscape setback along Base Line Road shall slope up to the height of the finished floor of the building, to eliminate the need for exterior stairwells.

15. The proposed public art shall be setback a minimum of five (5) feet from the landscape easement.
16. In accordance with Figure 4-1 of the Renaissance Specific Plan, a business marker sign shall be installed at the southwest corner of the project site. The business marker sign shall be setback a minimum of five (5) feet from the landscape easement.
17. All new walls, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means slumpstone, split-face, stackstone, or precision block with a stucco, plaster, or ledgerstone finish. All decorative masonry walls and pilasters shall include a decorative masonry cap. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilaster shall be incorporated within all new walls. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall.
18. Decorative pavement shall be provided at all vehicular access points to the site. The decorative pavement shall extend across the entire width of the driveway and shall be a minimum twenty-five (25) feet in depth. Decorative pavement means decorative pavers and/or color stamped concrete.
19. 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.
20. Parking lot light standards, including the base, shall be a maximum twenty-five (25) feet high, 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.
21. One (1) fifteen (15) gallon tree shall be provided every three (3) parking stalls.
22. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the on-site landscape setbacks along Base Line Road and Laurel Avenue. All on-site tree species shall consist of evergreen broadleaf trees and/or palm trees.
23. Undulating berms shall be incorporated within the landscape setback along Laurel Avenue. The highest part of the berms shall be at least three (3) feet in height. For areas where berming may not be feasible, due to Southern California Edison easements, hedge shrubs, a minimum five (5) gallons in size, spaced a maximum of thirty-six (36) inches on center, and maintained at a minimum height of thirty-six (36) inches, may be substituted.
24. All landscape plant species shall comply with the approved Plant Palette of the RSP.
25. All land not covered by structures, walkways, parking areas, and driveways, unless otherwise specified, shall contain a substantial amount of trees, shrubs, and groundcover.

Trees shall be spaced a minimum thirty (30) feet on-center, and shrubs and groundcover shall be spaced an average of three (3) to four (4) feet on-center. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained.

26. All ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. shall be surrounded by a minimum of two (2) rows of five (5) gallon shrubs spaced a maximum of eighteen (18) inches on-center.
27. All downspouts on all elevations of the building shall be routed through the building.
28. All wrought-iron fencing and sliding gates shall be painted black.
29. All doors shall be painted to match the color of the adjacent wall.
30. All requirements of the City of Fontana shall be satisfied (See attached correspondence from the City of Fontana).
31. 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.
32. 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. 2398. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

PUBLIC WORKS – HECTOR GONZALEZ, Associate Engineer

(909) 421- 4986

hgonzalez@rialtoca.gov

This application is subject to the following conditions being completed in compliance with City standards and ordinances. Before final approval of PPD No. 2398, all conditions listed below shall be completed to the satisfaction of the City Engineer:

GENERAL

33. The developer shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance.

STREETS

34. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.

35. 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.
36. Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer. The irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
37. 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.
38. The developer shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median and/or parkway landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto.
39. 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.
40. 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.
41. 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.

BASELINE ROAD

42. Dedicate additional right-of-way along the entire frontage as may be required to provide a property line – corner cutback at the northeast corner of Baseline Road and Laurel Avenue, as required by the City Engineer.
43. Dedicate an 8 feet wide easement for landscape purposes along the entire frontage.
44. 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, spandrel and cross-gutter at the northeast corner of Laurel Avenue in accordance with City of Rialto Standard Drawings.
45. Construct a 40 foot wide commercial driveway approach in accordance with City of Rialto Standard Drawings, modified to include a 50 feet curb return radius, or as otherwise approved by the City Engineer.
46. Construct a 6 feet wide sidewalk located 8 feet behind the curb along the entire frontage in accordance with City of Rialto Standard Drawings.
47. Construct a new curb ramp meeting current California State Accessibility standards at the northwest corner of Maple Avenue and the northeast corner of Linden Avenue in accordance with City of Rialto Standard Drawings.
48. Construct a 14-foot wide raised and landscaped median island along the frontage of property, as approved by the City Engineer. The median nose width shall be constructed 4 feet wide and shall have stamped concrete. The left turn pockets shall be designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual, as approved by the City Engineer.
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.
50. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings.

LAUREL AVENUE

51. Dedicate additional right-of-way along the entire frontage as may be required to provide the ultimate half-width of 32 feet, together with a property line – corner cutback at the northeast corner of Laurel Avenue and Baseline Road, as required by the City Engineer.

52. Dedicate a 10 feet wide easement for landscape purposes along the entire frontage.
53. Remove existing, and construct an 8 inch curb and gutter, located at 20 feet west of centerline along the entire frontage, with a 35 feet radius curb return, spandrel and cross-gutter at the northwest corner of Laurel Avenue and Baseline Road in accordance with City of Rialto Standard Drawings.
54. Construct two 30 foot wide commercial driveway approaches in accordance with City of Rialto Standard Drawings as approved by the City Engineer. The centerline of the southerly driveway approach shall be located approximately 250 feet north of the centerline of Base Line Road. The centerline of the northerly driveway approach shall be located approximately 597 feet north of the centerline of Baseline Road. The most southerly driveway shall be limited to passenger vehicles only.
55. Construct a 6 feet wide sidewalk located 6 feet behind the curb along the entire frontage in accordance with City of Rialto Standard Drawings.
56. Construct a curb ramp meeting current California State Accessibility standards at the northeast corner of Laurel Avenue and Base Line Road, in accordance with City of Rialto Standard Drawings.
57. Construct a curb ramp meeting current California State Accessibility standards along both sides of each 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.
58. 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. Reconstructed pavement shall extend to a clean sawcut edge of pavement at centerline.
59. 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.

ON-SITE

60. 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.

61. 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.
62. An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws.

SANITARY SEWER

63. The proposed development shall be connected to the existing public sewer system. The existing sewer service lateral may be used, if available, or a new sanitary sewer lateral shall be constructed in accordance with City of Rialto Standard Drawings.

DOMESTIC WATER

64. The developer is advised that domestic water service to the underlying property is provided by Fontana Water Company. New domestic water service shall be installed in accordance with Fontana Water Company requirements. An irrigation meter shall be installed for all landscape irrigation. Contact Fontana Water Company at (909) 822-2201 to coordinate domestic water service requirements.

GRADING

65. 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 building permit.
66. 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.

67. 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.
68. 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.
69. The developer shall 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.
70. Prior to issuance of a certificate of occupancy or final City approvals, the developer shall demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.

DRAINAGE

71. 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.
72. 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.

GENERAL

73. 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.
74. All proposed utility lines shall be installed underground.
75. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. The existing overhead utilities across the south property line along Base Line Road meet the requirement to 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. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded. Undergrounding of existing overhead utility lines shall be completed prior to issuance of a certificate of occupancy.
76. All existing utilities shall be shown on the Precise Grading Plan. The existing and proposed service laterals shall be shown from the main line to the property line.
77. 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.

78. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
79. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed 30 inches in height required to maintain an appropriate sight distance, as required by the City Engineer.
80. 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

81. As recommended by the Transportation Commission on July 1, 2015, all improvements along Alder Avenue, Miro Way, Laurel Avenue and Baseline Road shall be constructed prior to issuance of a Certificate of Occupancy.
82. Install a traffic signal at the intersection of Laurel Avenue and Base Line Road. The applicant shall submit traffic signal installation plans prepared by a California registered civil engineer or traffic engineer for review and approval by the City Engineer. Traffic signal timing sheets shall be submitted to the City Engineer for review and approval prior to installation of the traffic signal. The traffic signal shall be installed and operational prior to issuance of a Certificate of Occupancy, unless otherwise allowed by the City Engineer. The applicant shall be responsible for 100% of the cost to design and install the traffic signal.
83. Provide fair share contributions in the amount of \$126,441.00 as approved by the Transportation Commission on July 1, 2015.
84. A minimum of 48 inches of clearance for disabled access shall be provided on all public sidewalks.
85. 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.
86. 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.
87. 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, Assistant Fire Marshal
(909) 820-2691
kw Walton@confire.org

88. The development shall conform with all requirements of the Rialto Municipal Code requiring on-site fire protection prior to construction.
89. 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.
90. 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.
91. 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.
92. 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.
93. Where access to or within a structure area is restricted because of secured openings and immediate access is necessary for life saving or firefighting purposes, a Key Box is to be installed in an accessible location(s) as approved by the Fire Department. The Key Box shall be of a type approved by the Fire Department.
94. 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.
95. 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.

96. 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.
97. 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).

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

Note: Plans must be submitted directly to the Building Division

98. 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.
99. Provide the following sets of plans and documents.

Building & Safety submittal's required at first plan review.

- (3-5) Full Architectural and Structural Plans with all MEP plans
- (2) Structural Calculations
- (2) Sets of Truss Calculations and Layout
- (2) Rough and Precise Grading Plans approved by Public Works
- (2) Water Quality Management Plan, (WQMP) and Erosion Control Plan
- (2) Storm water Pollution Prevention Plan
- (2) Title 24 Energy Calculations

BUILDING & SAFETY GENERAL INFORMATION

100. All structures shall be designed in accordance with the 2013 California Building Code, 2013 California Mechanical Code, 2013 California Plumbing Code, and the 2013

California Electrical Code, 2013 Residential Code and the 2013 California Green Buildings Standards adopted by the State of California.

101. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.
102. Building & Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 820-2505 or (909) 421-4978. In addition, you may also request inspections at the Building & Safety public counter.
103. 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.
104. 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.
 - A. Installation of a construction trailer, or,
 - B. Security fenced area where the electrical power will be located.

Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way.

105. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department.
106. 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.
107. The City enforces the State of California provisions of the California Building Code **disabled access requirements. The Federal Americans with Disabilities Act (ADA)** standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

108. 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.
109. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings.
110. 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.
111. 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.
112. 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. 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.
113. 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.
114. 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.
115. Place PPD conditions of approval on the plans and include the PPD number on right bottom corner cover page in 20 point bold.
116. All construction debris shall be recycled using an approved City of Rialto recycling facility. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site.

BUILDING & SAFETY CONDITIONS

117. Prior to the issuance of a Building Permit, the applicant shall pay all Development Improvement Fee's to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

118. 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.
119. Prior to issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.
120. Prior to issuance of Building Permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.
121. Design criteria for the City of Rialto are: ultimate wind speed of 130, exposure C seismic zone D.
122. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES) and the current County of San Bernardino Storm Water Permit, MS-4.

BUSINESS LICENSE DIVISION – GINA M. GIBSON, Planning Manager / PAT MOORE,
Business License Inspector
(909) 820-2517
ggibson@rialtoa.gov
pmoore@rialtoa.gov

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

123. Prior to issuance of Building Permits, the Developer or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the Contractor Sublist form and return it to the Business License Division with a Business License application and the Business License tax fee based on the **Contractors** tax rate for each contractor listed on the form (see attached).
124. Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate:
 - Distribution Centers- Based upon square footage \$.05 (5 cents)

ECONOMIC DEVELOPMENT - GREG LANTZ, Economic Development Manager
(909) 820-8016
glantz@rialtoca.gov

The proposed project being classified as an **Industrial Distribution Warehouse** development project consisting of one building totaling **176,000** square feet (with 5,000 sf office) on a **8.42** acre development site within the Renaissance Specific Plan Area.

125. Applicant/Developer shall be assessed and shall pay the following development impact fees estimated below prior to the issuance of building permits. **Fees noted below are subject to annual adjustments each July as established by the current fee ordinance.** Fees shall be assessed and paid at the current amount as of the date payment is made in full.

DEVELOPMENT IMPACT FEE CALCULATIONS

PPD

2398

Site Address:

NEC Baseline and Laurel

Improved Area

Lot Size

8.42 ac

Improvements

Sq. Footage

176,000 sf

Warehouse Use 171,000 sf

Office Use 5,000 sf

Frontage

638

Impact Fee Category	Agency	Unit	Fee/Unit	Fee Assessed	Fee Credit	Fees to Be Paid
City of Rialto Impact Fees						
Fire Facilities	City of Rialto	176.0 tsf	\$ 75.73	\$ 13,328.48	\$ -	\$ 13,328.48
Fire Service Development Fees (4", 6", 8", 10")	WWWD			NA		NA
General Facilities	City of Rialto	176.0 tsf	\$ 63.21	\$ 11,124.96	\$ -	\$ 11,124.96
Law Enforcement	City of Rialto	176.0 tsf	\$ 46.28	\$ 8,145.28	\$ -	\$ 8,145.28
Open Space	City of Rialto	176.0 tsf	\$ 120.00	\$ 21,120.00	\$ -	\$ 21,120.00
Storm Drain	City of Rialto	8.420 ac	\$ 31,507.97			
Storm Drain	City of Rialto	176,000 tsf	\$ 1,809.17	\$ 318,413.92	\$ -	\$ 318,413.92
Street Medians	City of Rialto	176.0 tsf	\$20.00	\$ 3,520.00	\$ -	\$ 3,520.00
Transportation Facilities Fee	City of Rialto	176,000 sf	\$ 2.26	\$ 397,760.00		\$ 397,760.00
Water Facilities	FWC			NA		NA
Wastewater Collection	City of Rialto	638 lff	\$ 71.53	\$ 45,636.14	\$ -	\$ 45,636.14
Wastewater Connection - Warehouse Use	City of Rialto	171.0 tsf	\$ 250.3400	\$ 42,808.14	\$ -	\$ 42,808.14
Wastewater Connection - Office Use	City of Rialto	5 tsf	\$ 1,001.35	\$ 5,006.75	\$ -	\$ 5,006.75
			\$ 4.93	\$ 866,863.67	\$ -	\$ 866,863.67
Fair Share Fees:						
Renaissance Specific Plan Fee*		8.42 ac	\$ 3,168.59	\$ 26,679.53	\$ -	\$ 26,679.53
Renaissance Specific Plan Traffic Mitigation Fair Share Fee		176,000 tsf	\$ 142.40	\$ 25,062.40		\$ 25,062.40
Total RSP Fair Share Fees				\$ 51,741.93	\$ -	\$ 51,741.93

Totals DIF Fees / Credits / Net Fees Due

\$ 5.22

\$ 918,605.60

\$ -

\$ 918,605.60

Notes

Fontana

Note 1

Note 2

Fontana

Note 3

Note 4

Notes

- Drainage fee is assessed upon the higher of the Square Footage rate and acreage rate.
- Transportation Fee is based upon the Industrial Rate - Spec Building -
- Wastewater Collection Fee may be credit or waived if install and extend sewer line which serve others .
- Wastewater Connection (Treatment) based upon Warehouse Rate and 5,000 sf of Office
- Fees are subject to planned and annual CPI increases.

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.

126. 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.
127. The Developer/Applicant/Employer shall use all commercially reasonable efforts to recruit and hire local residents for any full and part time employment opportunities. Developer and/or Applicant shall conduct local on-site and/or off-site job recruitment. The Developer/Applicant/Employer shall furnish the City of Rialto Human Resources Development and/or Development Services Department with the location, dates and times for all on and off-site job recruitment efforts at least 30 days prior to the date of the accepting applications or employee recruitment efforts commence. The City shall be authorized to post and advertise the job recruitment information provided on the City's website, Rialto Network and other jobs available and job recruitment sites within the region.
128. The Applicant/Developer shall use all commercially reasonable efforts, including placing specific language within bid documents, to encourage the hiring local contractors, laborers, and resident for any full and part time construction related employment opportunities.
129. The Applicant/Developer shall use all commercially reasonable efforts, including placing specific bid language in the bid documents and instructions, to encourage contractors to purchase all construction related materials from local vendors and suppliers.
130. The Applicant/Developer shall use commercially reasonable efforts to designate Rialto as the point of sale for taxable goods or services related to the construction of the Project. The Applicant/Developer agrees to confer with the City's sales tax consultant (HdL Companies) to develop a strategy to maximize the sales tax revenue realized by the City from the Project's development, to the extent that it does not conflict with existing sales tax allocation agreements or state laws. Potential strategies include filing of Schedule F for large purchases with the State Board of Equalization; application for a direct use permit from the State Board of Equalization; or establishment of a purchasing corporation.
131. Property is located within the Renaissance Specific Plan Area and is subject to the following fair share fees, subject to annual increases.

RSP Specific Plan/EIR Fair Share Fee	<u>8.42 acres @ \$3,168.59 acre</u>
RSP Traffic Mitigation Fair Share Fee	<u>176 K SF @ \$142.40</u>

Approval of **Precise Plan of Design No. 2398** shall not be final until the applicant has signed the enclosed Statement of Acceptance of Conditions of Approval. The Building and Public Works Department will not begin plan checking for building or grading permits until the signed Statement of Acceptance has been filed with the Planning Division.

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

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

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

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

Sincerely,



Gina M. Gibson
Planning Manager

Enclosures

cc: Development Review Committee
Roger Deitos, G|A|A Architects



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. 2398** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated September 28, 2015.

(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!!

Daniel Casey

From: Zai AbuBakar <ZAbuBakar@fontana.org>
Sent: Monday, September 21, 2015 5:28 PM
To: Daniel Casey
Cc: James Troyer; Ricardo Sandoval; Kathy Raasch; Rina Leung; Gina Gibson
Subject: Proposed Warehouse (176,000 square feet) at Baseline and Laurel Avenue in the City of Rialto

Follow Up Flag: Follow up
Flag Status: Flagged

Daniel,

This is a follow-up to our phone conversation that Kathy Raasch and I had with you earlier today regarding the proposed warehouse project.

Prior to final determination of the alignment plan for Baseline and Laurel Avenue intersection, please submit the alignment plan to the City of Fontana Engineering Department (attention Kathy Raasch) for review. Please let Kathy know if you have any questions about our comment. Kathy can be reached at (909) 428-8814. She is also copied with this e-mail.

Thanks again for sending Rialto's warehouse projects for our review and comment. If you have any questions about this e-mail, please do not hesitate to contact me. Thank You.

Sincerely,

Zai Abu Bakar

Planning Manager
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Phone (909) 350-7625
Fax (909) 350-6572
E-Mail: zabubakar@fontana.org

"As a partner with our citizens and the development community we are a collaborative and innovative service organization committed to excellence" - **Development Services Organization**



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO. 15-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA GRANTING SHAW DEVELOPMENT COMPANY, LLC A CONDITIONAL DEVELOPMENT PERMIT TO ALLOW AN EIGHT PERCENT (8%) INCREASE IN THE PERMITTED FLOOR AREA RATIO FROM FORTY PERCENT (40%) TO FORTY-EIGHT PERCENT (48%) THROUGH THE IMPLEMENTATION OF NON-RESIDENTIAL DEVELOPMENT INCENTIVES FOR THE DEVELOPMENT OF A 176,000 SQUARE FOOT WAREHOUSE BUILDING ON 8.42 GROSS ACRES ON LAND LOCATED AT THE NORTHEAST CORNER OF BASE LINE ROAD AND LAURLE AVENUE WITHIN THE EMP (EMPLOYMENT) ZONE OF THE RENAISSANCE SPECIFIC PLAN AND ADOPTING A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 15-27).

WHEREAS, the applicant, Shaw Development Company, LLC, proposes to develop a 176,000 square foot warehouse building ("Project") on an 8.42 acre parcel of land (APN: 0240-241-52) located at the northeast corner of Base Line Road and Laurel Avenue ("Site") within the Employment (EMP) zone of the Renaissance Specific Plan; and

WHEREAS, the Project will consist of 5,000 square feet of office space and 171,000 square feet of warehouse space with 21 loading dock doors, which will be located on the east side of the building; and

WHEREAS, the development standards for the EMP Zone within the Renaissance Specific Plan limit the allowable Floor Area Ratio (FAR) to a maximum of forty percent (40.0%); and

WHEREAS, the applicant proposes to develop the Project with a forty-eight percent (48.0%) FAR, which is eight percent (8.0%) higher than the maximum allowed in the EMP zone; and

WHEREAS, the page 3-45 of the Renaissance Specific Plan contains provisions to allow for a bonus in the allowable FAR through the implementation of desired development features, and each development feature listed in the Renaissance Specific Plan provides a certain percentage bonus in the allowable FAR; and

1 WHEREAS, although the Renaissance Specific Plan limits the number of development
2 incentives allowed to be used to two (2) per project, the Director of Development Services has
3 determined that an applicant may incorporate additional development incentives beyond two (2)
4 through a conditional development permit; and

5 WHEREAS, the applicant has agreed to apply for a conditional development permit
6 ("CDP No. 772") to incorporate four (4) development incentives into the Project, which will
7 provide an additional 8% in the maximum FAR, in order to reach the desired FAR of 48%; and

8 WHEREAS, on July 29, 2015, the Planning Commission of the City of Rialto conducted
9 a duly noticed public hearing, as required by law, on CDP No. 772, and continued the meeting to
10 the following meeting on August 26, 2015; and

11 WHEREAS, on August 26, 2015, the Planning Commission of the City of Rialto
12 conducted a duly noticed public hearing, as required by law, on CDP No. 772, and continued the
13 meeting to the following meeting on September 9, 2015; and

14 WHEREAS, on September 9, 2015, the Planning Commission of the City of Rialto
15 conducted a duly noticed public hearing, as required by law, on CDP No. 772, took testimony, at
16 which time it received input from staff, the city attorney, and the applicant; heard public
17 testimony; discussed the proposed CDP No. 772; and closed the public hearing; and

18 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.
19 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto as
20 follows:

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

23 SECTION 2. Based on substantial evidence presented to the Planning Commission during
24 the public hearing conducted with regard to CDP No. 772, including written staff reports, verbal
25 testimony, site plans, other documents, and the conditions of approval stated herein, the Planning
26 Commission hereby determines that CDP No. 772 satisfies the requirements of Section 16.66.020
27 of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a
28 conditional development permit, which findings are as follows:

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

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

5 The Site is a square-shaped piece of land which is undeveloped and covered by natural
6 grasses and one (1) tree. The Project will develop the highest and best use for the Site, in
7 accordance with the Renaissance Specific Plan. Additionally, the Project will provide
8 employment opportunities within the City and reduce blight by implementing a use on
9 vacant, unimproved land.

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

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

13 The development of an industrial warehouse building on the Site is consistent with the
14 Renaissance Specific Plan, which permits light industrial, warehousing, and related
15 storage uses by right within the EMP zone. To the north of the Site is a 100,089 square
16 foot warehouse building, and to the east is the 373,771 square foot Baseline Logistics
17 Center warehouse building. To the south, across Base Line Road, are single-family
18 residences, and to the west, across Laurel Avenue, is approximately 4.3 acres of vacant
19 land. The zoning of the Site and the properties to the north, east, and west is
20 Employment (EMP). The properties to the south of the project site are located within the
21 jurisdiction of the City of Fontana. The Project is consistent with the Employment
22 (EMP) zone and the surrounding land uses. The sensitive uses near the Site are the
23 single-family residences to the south. The Project is not expected to negatively impact
24 these uses since measures, such as landscape buffering and the installation of solid screen
25 walls, will be implemented. Additionally, the eight percent (8%) increase in the FAR,
26 resulting in a larger building at the Site, has been assessed in the Initial Study prepared
27 for the Project, in which it is determined that the increase will not result in any significant
28 impacts to persons residing or working in the area.

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

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

33 The Site contains 8.42 acres, is square-shaped, fairly level, and adjacent to two (2) public
34 streets, all of which will be able to accommodate the proposed use. The Project will have
35 three (3) points of access – one (1) via Base Line Road and two (2) via Laurel Avenue.
36 The southerly driveway on Laurel Avenue will serve passenger vehicles using the offices.
37 The northerly driveway on Laurel Avenue and the driveway on Base Line Road will
38 primarily serve truck traffic accessing the loading dock area, but are also capable of

1 providing access to the offices. In addition, the building will have 101 parking spaces,
2 which exceeds the 93 required parking spaces required under Table 3-6 of the
3 Renaissance Specific Plan.

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

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

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

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

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

14 As previously stated, the use is consistent with the Renaissance Specific Plan. Concrete
15 tilt-up screen walls will be installed around the truck court so that none of the dock doors
16 will be visible from the public right-of-way. An average thirty (30) foot wide landscaped
17 setback has been provided along both Base Line Road and Laurel Avenue. Landscaping
18 has been abundantly incorporated into the Site, and landscape coverage for is 16.9
19 percent, which exceeds the minimum required amount of 10.0 percent. To achieve the
20 desired 48.0 FAR, the applicant proposed a building location that orients the main
21 entrance towards the public sidewalk at the street intersection, will install a decorative
22 concrete pillar at the southwest corner of the Site, near the intersection of Base Line Road
23 and Laurel Avenue, will construct an outdoor employee plaza consisting of a decorative
24 overhead trellis, modest landscaping, and durable outdoor furniture to serve as
25 break/lunch/meeting area for employees, and will install significant amounts of glass and
26 metal accents, as well as a decorative aluminum accent band that serves as a cornice, on
27 the exterior of the southwest corner of the building, thereby providing a unique feature at
28 the intersection of Base Line Road and Laurel Avenue.

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

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of
Approval contained herein, and through the implementation of Conditions of Approval
imposed by the Development Review Committee during the Precise Plan of Design
Process. The development of a high-quality industrial development will provide
additional employment opportunities for residents and visitors to the City. The Project

1 will also serve to develop a piece of land, which has remained historically undeveloped.
2 Additionally, although an initial study indicates that Project could have a significant
3 effect on cultural resources and traffic, any potential impacts will be mitigated to a level
4 of insignificance through the conditions of approval. Therefore, any potential adverse
effects are outweighed by the benefits conferred upon the community and neighborhood as a
whole.

5 SECTION 3. Shaw Development Company, LLC, is hereby granted CDP No. 772 to allow
6 an eight percent (8%) increase in the permitted floor area ratio through the implementation of non-
7 residential development incentives for the development of a 176,000 square foot industrial
8 warehouse building on 8.42 gross acres of land located at the northeast corner of Base Line Road
9 and Laurel Avenue within the EMP (Employment) zone of the Renaissance Specific Plan.
10

11 SECTION 4. An Initial Study has been prepared for the proposed project in accordance
12 with the California Environmental Quality Act (CEQA) and it has been determined that any impacts
13 will be reduced to a level of insignificance and a Mitigated Negative Declaration has been prepared
14 in accordance with CEQA. The Planning Commission hereby adopts the Mitigated Negative
15 Declaration and directs the Planning Division to file the necessary documentation with the Clerk of
16 the Board of Supervisors for San Bernardino County.

17 SECTION 5. CDP No. 772 is granted to Shaw Development Company, LLC, in accordance
18 with the plans and application on file with the Planning Division, subject to the following
19 conditions:
20

- 21 1. The approval is granted allowing an eight percent (8%) increase in the allowable floor
22 area ratio (FAR) through the implementation of the following development features:
 - 23 a. Pedestrian Building Orientation
 - 24 b. Public Art
 - 25 c. Employee Plaza
 - 26 d. Landmark Intersection Feature
- 27 2. The approval is granted allowing the development of a 176,000 square foot warehouse
28 building on an 8.42 gross acre parcel of land (APN: 0240-24-52) located at the northeast
corner of Base Line Road and Laurel Avenue, as shown on the plans submitted to the
Planning Division on July 27, 2015, and as approved by the Planning Commission. If
the Conditions of Approval specified herein are not satisfied or otherwise completed, the
project shall be subject to revocation.

3. Prior to the issuance of building or grading permits for the proposed development, a Precise Plan of Design shall be approved by the City's Development Review Committee (DRC).
4. 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.
5. 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 CDP No. 772. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
6. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
7. In order to preserve the aesthetic quality of the south side of the building and to ensure full visibility of the architectural features, the finished grade of the landscape setback along Base Line Road shall slope up to the height of the finished floor of the building, so as to eliminate the need for the exterior stairwells. Additional underground detention systems may be necessary to achieve this design.
8. A traffic signal shall be installed at the intersection of Base Line Road and Laurel Avenue prior to issuance of the Certificate of Occupancy. The applicant may enter into a Construction Cost Reimbursement Agreement with the City of Rialto to recover installation costs that exceed the "fair-share" amount documented in the Traffic Impact Study prepared for the Project.
9. The proposed public art shall be setback a minimum of five (5) feet from the landscape easement.
10. In accordance with Figure 4-1 of the Renaissance Specific Plan, a business marker sign shall be installed at the southwest corner of the project site. The business marker sign shall be setback a minimum of five (5) feet from the landscape easement.
11. All new walls, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means slumpstone, split-face, stackstone, or precision block with a stucco, plaster, or ledgerstone finish. All decorative masonry walls and pilasters shall include a decorative masonry cap. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilaster shall be incorporated within all new walls. The pilasters shall be spaced a maximum of fifty

- (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall.
12. Decorative pavement shall be provided at all vehicular access points to the site. The decorative pavement shall extend across the entire width of the driveway and shall be a minimum twenty-five (25) feet in depth. Decorative pavement means decorative pavers and/or color stamped concrete.
13. 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.
14. Parking lot light standards, including the base, shall be a maximum twenty-five (25) feet high, 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.
15. One (1) fifteen (15) gallon tree shall be provided every three (3) parking stalls.
16. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the on-site landscape setbacks along Base Line Road and Laurel Avenue. All on-site tree species shall consist of evergreen broadleaf trees and/or palm trees.
17. Undulating berms shall be incorporated within the landscape setback along Laurel Avenue. The highest part of the berms shall be at least three (3) feet in height.
18. All landscape plant species shall comply with the approved Plant Palette of the RSP.
19. All land not covered by structures, walkways, parking areas, and driveways, unless otherwise specified, shall contain a substantial amount of trees, shrubs, and groundcover. 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.
20. All ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. shall be surrounded by a minimum of two (2) rows of five (5) gallon shrubs spaced a maximum of eighteen (18) inches on-center.
21. All downspouts on all elevations of the building shall be routed through the building.
22. All wrought-iron fencing and sliding gates shall be painted black.
23. All doors shall be painted to match the color of the adjacent wall.

1 24. The applicant shall obtain all necessary approvals and operating permits from all
2 Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.

3 25. The privileges granted by the Planning Commission pursuant to approval of this
4 Conditional Development Permit are valid for one (1) year from the effective date of
5 approval. If the applicant fails to commence the project within one year of said
6 effective date, this conditional development permit shall be null and void and any
7 privileges granted hereunder shall terminate automatically. If the applicant or his or
8 her successor in interest commence the project within one year of the effective date of
9 approval, the privileges granted hereunder will continue inured to the property as long
10 as the property is used for the purpose for which the conditional development permit
11 was granted, and such use remains compatible with adjacent property uses.

12 26. If the applicant fails to comply with any of the conditions of approval placed upon
13 Conditional Development Permit No. 772 or any conditions placed upon the approval
14 of the Precise Plan of Design required by Condition No. 3 above, the Planning
15 Commission may initiate proceedings to revoke the conditional development permit
16 in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive,
17 of the Rialto Municipal Code.

18 SECTION 6. The Chairman of the Planning Commission shall sign the passage and
19 adoption of this resolution and thereupon the same shall take effect and be in force.

20 PASSED, APPROVED AND ADOPTED this 9th day of September, 2015.

21
22
23
24
25
26
27
28


JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION