



City of Rialto

California

November 15, 2018

Tony Dehbozorgi
Pacific Oil, LLC
102 Heather Mist
Irvine, CA 92618

RE: Precise Plan of Design No. PPD2018-0041 (MC2018-0040) Proposed development of PHASE-1 to include: a 4,500 square foot convenience store and Quick Service Restaurant building, an overhead fuel canopy with 6 fuel islands / 12 fuel dispensers, and an automated car wash. (Future PHASE-2 will include, a 3,000 square foot drive thru restaurant, and a 8,500 square foot multi-tenant) The project site is a 2.98 gross acres of vacant land (APNs: 1133-521-04) located on the southwest corner of the Ayala Drive and Casmalia Street intersection within the Freeway Incubator (FI) zone of the Renaissance Specific Plan.

Dear Tony Dehbozorgi:

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

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

On Wednesday, November 14, 2018, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. PPD2018-0041**, subject to the attached requirements.

Approval of Precise Plan of Design No. PPD2018-0041 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-Williams
Planning Manager

Enclosures: PPD No. PPD2018-0041 Conditions

cc: Development Review Committee (via email)
(via email)



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. PPD2018-0041 (MC2018-0040)** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated November 15, 2018.

(Print Name/Title)

(Signature)

(Date)

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

DATE: _____ PROJECT NO: PPD2018-0089 CONTACT PERSON: _____ PHONE: _____

COMPANY/ORGANIZATION: _____

ADDRESS: _____

<i>Please check appropriate box:</i>	Yes	No		Yes	No
Was the Development review process explained thoroughly and clearly?			Did your company/organization receive the conditions of approval in a timely manner?		
Were questions regarding the development answered or referred to a staff member who could assist you?			Were the conditions of approval clear and understandable?		
Did staff respond to your questions in a timely and professional manner?			Was the development impact fee process explained thoroughly?		
Were you contacted during the development review process by a staff member offering assistance?			Were the appropriate development impact fees identified for your project?		
If told that a staff member would contact you with an answer, were you contacted?			Were the preliminary development impact fees for your project calculated and provided prior to your submittal for building plan check?		
How many days did it take a staff member to contact you? (Please check one): <input type="checkbox"/> 1 day or less <input type="checkbox"/> 2 – 5 days <input type="checkbox"/> A week or more *If a week or more, please state how long: _____					

What can we do to improve the development review process? _____

Any additional comments/suggestions: _____

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

City of Rialto

Development Review Committee (DRC)

DEPARTMENT & DIVISION CONTACTS

PLANNING DIVISION

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

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

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

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

BUSINESS LICENSING DIVISION

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

ECONOMIC DEVELOPMENT DIVISION

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

RIALTO WATER SERVICES

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

BUILDING DIVISION

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

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

POLICE DEPARTMENT

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

PUBLIC WORKS DEPARTMENT

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

FIRE DEPARTMENT

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

ADMINISTRATION DEPARTMENT

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

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



Project Conditions

City of Rialto

Project Number: PPD2018-0041

Description: **DEVELOPMENT OF A SERVICE STATION, CONV STORE, REST, CAR WASH**

Applied: **5/3/2018**

Approved:

Site Address: **1103 W AYALA DR**

Closed:

Expired:

City, State Zip Code: **RIALTO, CA 92376**

Status: **RECEIVED**

Applicant: **TONY DEHBOZORGI**

Parent Project: **MC2018-0040**

Owner: **RICHLAND ASSOCIATES L P**

Contractor: **<NONE>**

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	8/1/2018			P1	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes:					
The proposed project is subject to additional conditions of approval placed upon the project by the Planning Commission in their review of Conditional Development Permit Nos. 2018-0036 thru -0039 & -0017.					
2	8/1/2018			P2	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes:					
A Precise Plan of Design application is required for PHASE 2 of the development to include the multi-tenant commercial building and stand-alone restaurant building.					
3	8/1/2018			P3	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes:					
All mitigation measures contained in the Environmental Assessment Review (E.A.R.) No. 2018-0096 shall be met.					
4	8/1/2018			P4	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes:					
City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.					
5	8/1/2018			P5	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes:					
The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Precise Plan of Design No. 2017-0067. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					



Project Conditions

City of Rialto

6	8/1/2018			P6	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: Approval of Precise Plan of Design No. 2018-0041 shall comply with all applicable sections of the Rialto Municipal Code and all other applicable State and local laws and ordinances.					
7	8/1/2018			P7	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: Approval of Precise Plan of Design No. 2018-0041 is granted for a one (1) year period from the date of approval. Any request for an extension shall be reviewed by the Development Review Committee and shall be based on the progress that has taken place toward the development of the project.					
8	8/1/2018			P8	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: The development shall conform to the site-plan and floor plans received by the Planning Division on October 31, 2018, except as required to be modified based on the conditions of approval contained herein.					
9	8/1/2018			P9	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: The development shall conform to the elevations received by the Planning Division on September 19, 2018, except as required to be modified based on the conditions of approval contained herein					
10	8/1/2018			P10	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: The Crime Prevention Plan endorsed by the Rialto Police Department, attached as "Exhibit 'A'" shall be adhered to at all times.					
11	8/1/2018			P11	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: All signage shall comply with the approved Master Sign Program for the project site, the Renaissance Specific Plan (including monument sign design and location.					
12	11/16/2018			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: All street improvements, perimeter walls and landscaping must be constructed prior to issuance of Certificate of Occupancy.					



Project Conditions

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13	8/1/2018			P12	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes: In order to provide enhanced building articulation in accordance with Section 18.61 (Design Guidelines), the parapets at façade returns shall extend at least five (5) feet in depth from the main wall plane. The façade returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits.					
14	11/16/2018			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING PERMIT	
Notes: A Site Plan showing phasing of the project shall be submitted to the Planning Division prior to issuance of Grading and Building permits.					
15	8/1/2018			P13	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes: Any new walls, including any retaining walls, shall be comprised of decorative masonry block. Decorative masonry block means tan slumpstone, tan split-face, or precision block with a stucco, plaster, or cultured stone finish. Pilasters shall be incorporated within all new walls and/ or view fencing. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.					
16	8/1/2018			P14	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes: All downspouts on all elevations of the canopy and convenience market building shall be routed through the building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.					
17	8/1/2018			P15	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes: There shall be no roof-mounted equipment extending above the parapet wall of the building. The roof-mounted equipment shall be identified on an elevation section within the formal building plan check submittal prior to the issuance of building permits.					
18	8/1/2018			P16	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes: The exterior of the trash enclosure shall match the color and materials of the buildings on-site. This includes a plaster finish and a wainscot of the Wisconsin Blend Coronado Stone veneer on all exterior sides of the enclosure. Additionally, the trash enclosure shall contain solid steel doors and a trellis or solid cover. Corrugated metal and chain-link are not acceptable materials to use within the trash enclosure. An elevation detail for the trash enclosure shall be provided within formal building plan check submittal prior to the issuance of building permits. Trash enclosures shall be located in an area that will not obstruct pedestrian or vehicular line of sight/visibility.					



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19	8/1/2018			P17	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes:					
The exterior of the healy tank enclosure shall match the color and materials of the buildings on-site. This includes a plaster finish and a wainscot of the Wisconsin Blend Coronado Stone veneer on all exterior sides of the enclosure. Additionally, the healy tank enclosure shall contain solid steel doors and a trellis or solid cover. Corrugated metal and chain-link are not acceptable materials to use within the healy tank enclosure. An elevation detail for the healy tank enclosure shall be provided within formal building plan check submittal prior to the issuance of building permits.					
20	8/1/2018			P18	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes:					
All 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. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.					
21	8/1/2018			P19	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes:					
An automatic sliding door shall be installed at the front entrance of the convenience market building. The automatic sliding door shall be identified on the floor plan within the formal building plan check submittal prior to the issuance of building permits. Wind barrier or vestibule may be required with entry door orientation on the north side of the building.					
22	8/1/2018			P20	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes:					
Any required bollards shall be constructed in a decorative manner. The decorative design shall be consistent with the overall architecture of the project. The final design of any bollards shall be approved by the Planning Division prior to the issuance of building permits. A detail for any required bollards shall be included within the formal building plan check submittal prior to the issuance of building permits.					
23	8/1/2018			P21	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes:					
Any required bollards shall be constructed in a decorative manner. The decorative design shall be consistent with the overall architecture of the project. The final design of any bollards shall be approved by the Planning Division prior to the issuance of building permits. A detail for any required bollards shall be included within the formal building plan check submittal prior to the issuance of building permits.					
24	8/1/2018			P22	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes:					
A formal Landscape Plan submittal shall be submitted to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.					



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25	8/1/2018			P23	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO BUILDING PERMITS	
Notes: Decorative pavement shall be provided within the driveways on Casmalia Street. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth of twenty-five (25) feet as measured from the property line along Casmalia Street. Decorative pavement means decorative pavers and/or color stamped concrete. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit, and it shall also be identified on the site plan within the formal building plan check submittal prior to the issuance of building permits. The type of decorative pavement shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
26	8/1/2018			P24	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE PERMIT	
Notes: One (1) fifteen (15) gallon tree shall be provided every three (3) parking spaces. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
27	8/1/2018			P25	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE PERMIT	
Notes: One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the on-site landscape setback along Foothill Boulevard. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
28	8/1/2018			P26	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE PERMIT	
Notes: One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the on-site landscape setback along Ayala Drive. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
29	8/1/2018			P27	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE PERMIT	
Notes: One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the public right-of-way parkway along Casmalia Street. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
30	8/1/2018			P28	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE PERMIT	
Notes: One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the public right-of-way parkway along Ayala Drive. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					



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31	8/1/2018			P29	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE PERMIT	
Notes: All land not covered by structures, walkways, parking areas, and driveways, unless otherwise specified, shall be planted with a substantial amount of trees, shrubs, and groundcover. Trees shall be spaced a minimum of thirty (30) feet on-center and shrubs and groundcover shall be spaced an average of three (3) feet on-center or less. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
32	8/1/2018			P30	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: All ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. shall be surrounded by a minimum of two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-center, prior to the issuance of a Certificate of Occupancy.					
33	8/1/2018			P31	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.					
34	8/1/2018			P32	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: Any non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.					
35	8/1/2018			P33	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: The applicant shall obtain any necessary approvals and permits that may be required by any State and local agencies prior to the issuance of a Certificate of Occupancy.					
36	8/1/2018			P34	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: A video surveillance system shall be installed and maintained on-site to the satisfaction of the Rialto Police Department, prior to the issuance of a Certificate of Occupancy.					
37	8/1/2018			P35	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: 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.					



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38	11/16/2018			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: A minimum of 18 auto parking spaces are required for the development of PHASE 1 of the proposed project prior to the issuance of the Certificate of Occupancy.					
39	11/16/2018			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: The proposed development shall conform to all the requirements of the California Department of Transportation.					
40	11/16/2018			P-OTHER	PPD CONDITION
PLANNING DIVISION		PLANNING BUCKET		PRIOR TO CERTIFICATE OF OCCUPANCY	
Notes: The proposed development shall conform to all the requirements of the South Coast Air Quality Management District.					
41	10/8/2018			B1	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide three to five (3-5) full sets of construction plans and documentation for plan review of the proposed project. Below you will find a list of the plans and documents Building and Safety will need for plan review. The initial plan review will take approximately two weeks on most projects. Provide the following sets of plans and documents. Building and Safety submittal required at first plan review					
42	10/8/2018			B2	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: (3-5) Full Architectural and Structural Plans with all MEP plans (2) Structural Calculations (2) Sets of Truss Calculations and Layout (2) Rough Grading Plans approved by Engineering (2) Water Quality Management Plan, (WQMP) and Erosion Control Plan (2) Storm water Pollution Prevention Plan (2) Title 24 Energy Calculations					
43	10/8/2018			B3	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, 2016 Residential Code and the 2016 California Green Buildings Standards adopted by the State of California.					
44	10/8/2018			B4	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Scope of work on Title page with all proposed work called out that you want permitted (ex. Main structure, perimeter walls, trash enclosure, light standards)					



Project Conditions City of Rialto

45	10/8/2018			B5	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Any and all deferred submittals must be approved prior to first submittal					
46	10/8/2018			B6	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building and Safety. Each department shall sign the bottom of the Building and Safety Job Card					
47	10/8/2018			B7	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Building and Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 820-2505 to schedule an inspection. You may also request inspections at the Building and Safety public counter					
48	10/8/2018			B8	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians					
49	10/8/2018			B9	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI Z4.3					
50	10/8/2018			B10	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Design criteria for the City of Rialto are: Ultimate wind speed of 130, exposure C seismic zone D					
51	10/8/2018			B11	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building and Safety and the Planning Department. (A) Installation of a construction trailer, or, (B) Security fenced area where the electrical power will be located					



Project Conditions City of Rialto

52	10/8/2018			B12	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way					
53	10/8/2018			B13	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B					
54	10/8/2018			B14	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owners responsibility to be aware of those differences and comply accordingly					
55	10/8/2018			B15	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11					
56	10/8/2018			B16	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Separate permits are required for all accessory structures; example would be detached trash enclosures, patios, block walls, and storage buildings					
57	10/8/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
58	10/8/2018			B18	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation					



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59	10/8/2018			B19	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan review concurrently with building plans and shall be approved prior to permit issuance					
60	10/8/2018			B20	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: When required, three (3) copies of the building plans shall be submitted to the County Department of Environmental Health for approval, prior to submittal of the plans to the Building Division for plan review. 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					
61	10/8/2018			B21	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Normal Building Division business hours are Monday through Thursday between 7:00 a.m. and 6:00 p.m. Normal Inspection hours are 8:00 a.m. to 5:00 p.m. Inspection requests shall be made at least one business day prior to the inspection date. No overtime inspections are available and deputy inspectors shall not perform required inspection under any circumstance					
62	10/8/2018			B22	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Permitted hours for construction work from October 1st through April 30th are Monday Friday, 7:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 5:00 p.m. From May 1st through September 30th permitted hours for construction is Monday- Friday, 6:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m. Construction is prohibited on Sundays and State holidays					
63	10/8/2018			B23	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Place PPD conditions of approval on the plans and include the PPD number on right bottom corner cover page in 20 point bold					
64	10/8/2018			B24	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site					
65	10/8/2018			B25	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Due to the proximity to the San Andreas Fault and the constant ground movement, the following are required: 1. All underground piping/conduits will have 6 of sand shading under and 12 of sand shading over. 2. All electrical runs with a hot and common wire will have a ground wire					



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66	10/8/2018			B26	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Prior to the issuance of a Building Permit, the applicant shall pay all Development Improvement Fees to the City. Copies of receipts shall be provided to Building and Safety prior to permit issuance					
67	10/8/2018			B27	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Prior to issuance of a Building Permit all of the following must be in place: portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.					
68	10/8/2018			B28	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or the City					
69	10/8/2018			B29	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
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					
70	10/8/2018			B30	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to Building and Safety to include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record					
71	10/8/2018			B31	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Prior to issuance of Building Permits, school fees need to be paid to school district where project is located					
72	10/8/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
73	10/8/2018			B33	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES) and the current County of San Bernardino Storm Water Permit, MS-4					



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74	10/8/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Per Rialto Fire, provide permanent or temporary fire protection before construction					
75	10/8/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: No "Future" or "Proposed" items on plans					
76	10/8/2018			B-OTHER	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide all addresses and unit designation on the roof in a contrasting color. Numbers are to be 3 feet long, 6 inches thick, and in proper proportion.					
77	11/14/2018			ED1	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: The proposed project is subject to the payment of Development Impact Fees pursuant to Rialto Municipal Code, Section 3.33.					
78	11/14/2018			ED3	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall be assessed and shall pay the following development impact fees estimated below prior to the issuance of building permits or prior to issuance of Certificate of Occupancy (Residential Only). Fees noted below are subject to annual adjustments as established by the current fee ordinance. Fees shall be assessed and paid at the current amount as of the date payment is made in full.					
79	11/14/2018			ED4	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer has the right to protest the imposition of any development impact fee or exaction for the project. Developer shall have ninety (90) days from the date these conditions are established in which to challenge or protest the amount of the fees or exactions assessed upon the project.					
80	11/14/2018			ED5	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall use best faith efforts provide employment opportunities for Rialto residents. The Developer/Applicant shall use best faith efforts to recruit and hire local residents for all full and part time employment opportunities during construction and as part of daily business operations. Developer/Applicant efforts shall include on-site job recruitment. The Developer/Applicant/Employer shall furnish the Development Services Department with the dates and times for on-site job recruitment, which will be posted on the City website and advertised on the Rialto Network					



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81	11/14/2018			ED6	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall use best faith efforts to recruit and hire local contractors, laborers, and resident for any full and part time construction related employment opportunities.					
82	11/14/2018			ED7	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall use best faith efforts to require all contractors to purchase all construction related materials from local vendors and suppliers. Developer/Applicant shall 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.					
83	11/14/2018			ED8	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall establish and register the premises as a point of sale through the State Board of Equalization. Applicant/Developer shall report all taxable transactions conducted at, on or through the business operations located on the premises.					
84	11/14/2018			ED9	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Project is located within the Renaissance Specific Plan Area and is subject to the Renaissance Specific Plan /EIR Fee and the Renaissance Specific Plan Fair Share Traffic Fee.					
85	11/14/2018			BL1	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: The Developer or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the Contractor Sublist form and return it to the Business License Division with a Business License application and the Business License tax fee based on the Contractors tax rate for each contractor listed on the form (see attached)					
86	11/14/2018			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rates: -Multi-unit Rentals (hotel, motel, rooming, lodging, boarding, apartments, min-storage, office rental, commercial/industrial rental property, residential room and board) -Retail Merchant Food - Services (2)					
87	11/14/2018			BL-OTHER	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of Certificate of Occupancy, the Lessor of the property shall identify each additional contracted revenue source within the site, and provide a list of current Business Licenses to the Business License Division.					



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88	11/14/2018			EN2	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
All requirements shall be completed to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy unless otherwise noted					
89	11/14/2018			EN3	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
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 including Transportation Fair Share Contribution fees					
90	11/14/2018			EN4	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Prior to issuance of a building permit, The Precise Grading Plan shall be approved by the City Engineer					
91	11/14/2018			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Any improvements within the public right-of-way require a City of Rialto Encroachment Permit					
92	11/14/2018			EN6	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Submit California registered civil engineer prepared street improvement plans to the Engineering Division of Public Works for review and approval. Unless otherwise approved, approved, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, and traffic signal plans. The plans shall be City Engineer approved prior to issuance of any building permits.					
93	11/14/2018			EN7	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer and prior to issuance of a building permit. Approved traffic striping and signage plans must include required Class II thermoplastic Bicycle Facilities as referenced on the San Bernardino County Non-Motorized Transportation Plan – May 2014, Figure 5.41, Sheet 5-134.					



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94	11/14/2018			EN8	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer at the time of first (1st) plans submittal to Public Works. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer					
95	11/14/2018			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of the City Engineer acceptance. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 to confirm a full twelve (12) months’ time of non-interrupted ongoing maintenance.					
96	11/14/2018			EN10	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed, as required by the City Engineer					
97	11/14/2018			EN11	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: 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 in the public right-of-way, or any new public street lighting improvements, to be maintained by the City of Rialto. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to apply for Special District annexation early in the process to avoid any delays at Certificate of Occupancy.					
98	11/14/2018			EN12	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: 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 early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time as the improvements have been accepted and the underlying property is annexed into LLMD 2. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 to confirm a full twelve (12) months’ time of non-interrupted ongoing maintenance.					



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99	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: The developer is responsible for requesting from the Public Works Department any addresses needed for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s).					
100	11/14/2018			EN13	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
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					
101	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: All street cuts for utilities shall be repaired in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.					
102	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be subject to moratorium street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.					
103	11/14/2018			EN14	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.					



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104	11/14/2018			EN15	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: 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. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Grading Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded					
105	11/14/2018			EN16	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: 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					
106	11/14/2018			EN17	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction					
107	11/14/2018			EN18	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.					
108	11/14/2018			EN19	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: 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					



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109	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Prior to the issuance of a building permit, the developer is required to pay Transportation Commission recommended Traffic Impact Analysis (TIA) Project Fair Share Contribution fees in the amount of \$164,000 as indicated on the July 12, 2018 Transportation Commission meeting Staff Report. The fee breakdown is as follows: Table 6-1: Estimated Fair Share of Traffic Mitigation Improvements Intersection - Ayala Dr./Casmalia St. (EB right turn overlap) 54% Project Percentage of New Traffic; Total Construction Cost = \$110,000 or Fair Share Cost Contribution of \$59,100. Intersection - Ayala Dr./SR-210 WB Ramps (SB right turn lane) 21% Project Percentage of New Traffic; Total Construction Cost = \$500,000 or Fair Share Cost Contribution of \$104,900 Total Fair Share Fee Contribution: \$164,000.					
110	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Modify the traffic signal at Casmalia Street/Ayala Drive to add an eastbound right-turn overlap phase					
111	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Modify the striping on Ayala Drive to extend the northbound left turn lanes providing additional left turn storage.					
112	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Construct 4-inch conduit within the parkway area long the entire project frontage for future use.					
113	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Install Class II thermoplastic Bicycle Facilities as referenced on the San Bernardino County Non-Motorized Transportation Plan – May 2014, Figure 5.41, Sheet 5-134 along the entire project frontage.					
114	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Install MUTCD approved “No Stopping” signage along the entire frontage.					



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115	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: OMNITRANS: The developer shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.					
116	11/14/2018			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Construct a City Engineer approved raised and landscaped Median Island along frontage of property in accordance with the City Standards and any applicable Specific Plan. The median nose width shall have stamped concrete. The left turn pockets shall be City Engineer approved and designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual.					
117	11/14/2018			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Dedicate City Engineer, General Plan and/or associated Specific Plan approved additional right-of-way along the entire frontage as may be required to provide a property line – corner cutback at the corner of the site. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.					
118	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way in accordance with the City General Plan and/or any applicable Specific Plan.					
119	11/14/2018			EN22	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Dedicate an easement for landscape purposes of 10 feet along the entire frontage in accordance with the General Plan or any applicable Specific Plan in accordance with the City of Rialto Standard Drawings.					



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120	11/14/2018			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): 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 half-width street frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.					
121	11/14/2018			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET: Construct an 8-inch curb and gutter along the entire frontage in accordance with City of Rialto Standard Drawings.					
122	11/14/2018			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings					
123	11/14/2018			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan and the City of Rialto Standard Drawings.					
124	11/14/2018			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Construct a commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance					
125	11/14/2018			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines					



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126	11/14/2018			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: CASMALIA STREET (Major Arterial): Construct a curb ramp meeting current California State Accessibility standards at the corner of Casmalia Street and Ayala Drive in accordance with City of Rialto Standard Drawings.					
127	11/14/2018			EN30	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Secondary Arterial): Dedicate City Engineer, General Plan and/or associated Specific Plan approved additional right-of-way along the entire frontage as may be required to provide a property line – corner cutback at the corner of the site. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.					
128	11/14/2018			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Secondary Arterial): Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way in accordance with the City General Plan and/or any applicable Specific Plan.					
129	11/14/2018			EN22	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Secondary Arterial): Dedicate an easement for landscape purposes of 10 feet along the entire frontage in accordance with the General Plan or any applicable Specific Plan in accordance with the City of Rialto Standard Drawings.					
130	11/14/2018			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Secondary Arterial): 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 half-width street frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.					



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131	11/14/2018			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
<p>Notes:</p> <p>AYALA DRIVE (Secondary Arterial):</p> <p>Construct an 8-inch curb and gutter at ultimate right-of-way along the entire frontage in accordance with City of Rialto Standard Drawings and the Renaissance Specific Plan.</p>					
132	11/14/2018			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
<p>Notes:</p> <p>AYALA DRIVE (Secondary Arterial):</p> <p>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</p>					
133	11/14/2018			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
<p>Notes:</p> <p>AYALA DRIVE (Secondary Arterial):</p> <p>Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan and the City of Rialto Standard Drawings.</p>					
134	11/14/2018			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
<p>Notes:</p> <p>AYALA DRIVE (Secondary Arterial):</p> <p>Construct a curb ramp meeting current California State Accessibility standards at the corner of Casmalia Street and Ayala Drive in accordance with City of Rialto Standard Drawings.</p>					
135	11/14/2018			EN36	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
<p>Notes:</p> <p>ON-SITE:</p> <p>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</p>					



Project Conditions City of Rialto

136	11/14/2018			EN37	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ON-SITE: The minimum pavement section for all on-site pavements shall be 2 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					
137	11/14/2018			EN38	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANITARY SEWER: The developer shall connect to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water services					
138	11/14/2018			EN39	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANITARY SEWER: Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits					
139	11/14/2018			EN40	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANITARY SEWER: Prior to issuance of a certificate of occupancy or final City approvals, provide certification from Rialto Water Services to demonstrate that all water and/or wastewater service accounts have been documented					
140	11/14/2018			EN41	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: DOMESTIC WATER: The developer is advised that domestic water service is provided by West Valley Water Services. The developer shall be responsible for coordinating with West Valley Water Services and complying with all requirements for establishing domestic water service to the property					
141	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: WASTE MANAGEMENT: In accordance with Section 8.08 – Refuse Collection of the City of Rialto Municipal Code, any and all refuse (including recycling) generation and disposal due to construction activities must adhere to City Council approved franchise agreements. Only City Council approve waste and refuse franchisee vendors can be used to dispose of generated waste.					



Project Conditions City of Rialto

142	11/14/2018			EN42	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of a building permit					
143	11/14/2018			EN43	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified:					
a. 6 foot high tan colored perimeter screened fencing					
b. Contractor information signage including contact information along the street frontage of Casmalia Street and Ayala Drive.					
c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"					
144	11/14/2018			EN45	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Submit a Water Quality Management Plan identifying site specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer					
145	11/14/2018			EN46	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The developers contractor shall prepare and maintain a Storm Water Pollution Prevention Plan (SWPPP) as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP					



Project Conditions City of Rialto

146	11/14/2018			EN47	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading Plan					
147	11/14/2018			EN48	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
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					
148	11/14/2018			EN49	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
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					
149	11/14/2018			EN50	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation					
150	11/14/2018			EN51	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP. Submit an Engineer of Record signed and Stamped NPDES BMP Self Certification Letter to Public Works prior to final sign off.					



Project Conditions City of Rialto

151	11/14/2018			EN52	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued					
152	11/14/2018			EN53	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: MAP: A Final Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Parcel Map to the Engineering Division as part of the review of the Map. The Final Parcel Map shall be approved by the City Council prior to issuance of building permits					
153	11/14/2018			RW-OTHER	PPD CONDITION
RIALTO WATER SERVICE		CHIPPER GREENE			
Notes: Water: Rialto Water Services (RWS) does not serve water in the area of the proposed development located on the SWC of Casmalia Street and Ayala Avenue within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. However, RWS does have a 24" ACP transmission water main that runs west to east on Casmalia Street and then south on Ayala Avenue. The developer needs to coordinate with the RWS Water Project Manager, John Terry, to ensure that no RWS water infrastructure is disturbed during construction. The developer shall show proof of service being established with the West Valley Water District (WVWD) and an authorization form signed to allow WVWD to release water consumption information to Rialto Water Services (RWS) shall be completed prior to being issued a Certificate of Occupancy. All forms are available at the RWS/Veolia customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Sewer: Rialto Water Services serves sewer in the area of the proposed development. There is a 18" VCP sewer main that exists on Casmalia Street immediately north of the property and an 18" VCP sewer main that exists on Ayala Avenue immediately east of the property. In accordance with the current Uniform Plumbing Code (UPC), Chapter 10, the developer shall install an adequately sized grease removal device (GRD) prior to any sewer connection following the discharge from any food service operation. The City of Rialto Public Works Department requires all sewer improvements to be constructed according to the City's Construction Standards. The developer shall show proof of service being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. These documents can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Industrial Pretreatment: The City of Rialto's Industrial Pretreatment Coordinator requires the applicant to submit a Non-Residential Sewer Service Application (IMP-01-A1). The applicant shall identify all process wastestreams (if any) and business operations that may have a potential to adversely impact the City's sewer conveyance system, wastewater treatment facilities, or its workers. The Industrial Pretreatment Coordinator will evaluate the submitted application and make a determination of classification. An application processing fee may apply. This application can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376.					
154	11/15/2018			FD1	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes: The development shall conform with all requirements of the Rialto Municipal Code requiring on site fire protection prior to construction					
155	11/15/2018			FD2	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes: An engineered automatic sprinkler system is required to be installed in all residential structures and any structure five thousand (5,000) square feet or larger or more than 150 feet from fire hydrant to the satisfaction of the Fire Department. Plans for such a system shall be submitted for review and approval by the Fire Department prior to the issuance of Building Permits					



Project Conditions City of Rialto

156	11/15/2018			FD3	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
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					
157	11/15/2018			FD4	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Underground fuel storage tanks and any associated tank connections shall be submitted to the San Bernardino County Department of Environmental Health Services for approval prior to review/approval by the Rialto Fire Department. Contractors performing said work shall obtain a Fire Department Permit prior to commencement of work. Access roadways shall be provided as per the current edition of the California Fire Code and property marking designating "No Parking" where necessary to ensure an unobstructed clear width					
158	11/15/2018			FD5	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
A water supply system shall be installed, capable of providing the required fire flow for the proposed type of development as per requirements of the applicable California Fire Code current edition. On site fire hydrants shall be installed by a C-16 licensed contractor as required 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					
159	11/15/2018			FD6	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Premise identification as per requirements outlined in Rialto Municipal Code and current edition of California Fire Code .Address numbers shall be placed on all buildings in such a manner as to be plainly visible and legible from the street frontage and rear side of building. The numbers shall contrast with the background of the buildings					
160	11/15/2018			FD7	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Where access to or within a structure area is restricted because of secured openings and immediate access is necessary for life saving or fire fighting purposes, a Key Box is to be installed in an accessible location(s) as approved by the Fire Department. The Key Box shall be of a type approved by the Fire Department					
161	11/15/2018			FD8	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Any automatic fire extinguishing systems, smoke removal or venting systems shall be designed in accordance with California Fire Code current edition and National Standards					
162	11/15/2018			FD9	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Automatic fire extinguishing systems shall be provided for the protection of commercial type cooking equipment per NFPA 17, 17A and 96. Include owners manual with plan submittal					



Project Conditions City of Rialto

163	11/15/2018			FD10	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
A fire alarm and/or "Fire Alarm Evacuation" system per NFPA 72 and State Fire Marshall will be required					
164	11/15/2018			FD11	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Fire apparatus access roads shall be required for any building constructed where any portion of an exterior wall is located more than 150 feet from Fire Department vehicle access. Fire apparatus roads shall have an unobstructed width of not less than twenty-six (26) feet and an unobstructed vertical clearance of not less than fourteen (14) feet, six (6) inches					
165	11/15/2018			FD13	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
If temporary fencing is used to enclose the construction site, at least two (2) means of unobstructed access must be installed and maintained each of which is to be located as to give maximum access to all parts of the site. Locking devices shall be of materials which can be readily forced by equipment used by the Rialto Fire Department					
166	11/15/2018			FD14	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
The storage or stacking of lumber, fabricated components or other combustible materials is not permitted nor shall the storage of structure framing lumber be initiated within the City limits until all water lines and hydrants, as set forth on the approved water map for the project, have been installed and approved by the Fire Department					
167	11/15/2018			FD15	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
The development shall conform to the regulations of the California State Fire Marshal as contained within Title 19 and Title 24 of the California Code of Regulations					
168	11/15/2018			FD16	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. (CFC 2007 Appendix D 102.1)					
169	11/15/2018			FD21	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Provide fire protection of storage sprinkler plans according to NFPA 230 and CFC Chapter 23					



Project Conditions City of Rialto

170	11/15/2018			FD22	PPD CONDITION
PLANNING DIVISION		KERRI WALTON			
Notes:					
Provide blue reflective marker to indicated hose valve location					
171	11/15/2018			FD23	PPD CONDITION
PLANNING DIVISION					
Notes:					

September 25, 2018

City for Rialto – SIRWIN ENTERPRISES LLC

Crime Prevention Plan

Since 1983, Chevron became the first major Western oil company, in 2007 Chevron partner with Extra Mile. Bringing convenience into the lives of millions. As part of its commitment to the Rialto community, Chevron Extra Mile plans put in place one of the most comprehensive crime-deterrence programs in the convenience store industry.

1. Measures to Increase Employee and Customer Safety

- Chevron employees and new franchisees owner will participate in "Operation Alert". A program that trains and informs employees about security procedures, proper store maintenance, violence avoidance and recommended behaviors for managing a robbery or other potentially violent encounter.
- Our Rialto franchise will incorporate a "Fishbowl Store Design" which puts the cash register in the front of the stores and keep windows in the front of the sales are free of signs and merchandise so police and others can see inside.
- Our Rialto Chevron Extra Mile franchise will participate in the "Come of Age" Program. A program that trains staff annually on how to prevent the sale of Age restricted products such as alcohol and cigarettes.

- Any violations and accusations of violations are treated very seriously at Chevron Extra Mile. Full investigations are carried out, with the possibility of termination of employee or franchisee.

2. Enhanced Security Measures

- Chevron Extra Mile will also incorporate a state-of-the-art video camera systems and alarm. Our Rialto Store will have a 24-hour, closed-circuit video cameras with audio capabilities and a high-resolution color monitor mounted in clear view of the customers. Four cameras will be displayed: (1) at the main entrance, (1) at the cash register, (1) store front, and (1) at exterior for the fuel canopy.
- The alarm system will also include fixed and remote-activator devices.
- Our Rialto franchise will be equipped with the Time-Access Safe. Employees will be instructed to keep no more than \$50 (\$30 at night) in the cash register. Signs will be posted on the door or window notifying patrons that less than \$30 is kept in the cash register after dark and that the store staffers cannot open the safe.
- Chevron Extra Mile will installed bright interior and exterior lighting.

3. Measures to Control Loitering

- The Chevron Extra Mile Convenience store located at Rialto Marketplace plans on controlling Loitering by following these steps:
 - Train store employees on how to handle to ask loiters to leave the premises (i.e. day-laborers, panhandling, or loitering teens)
 - Ensuring unobstructed lines of sight so that external activity can be easily monitored and viewed
 - Maintain a clear line of sight into and out of the store front windows and a well-lit and litter-free parking lot and store sidewalk
 - Post "No Loitering" signs
 - Engage local police when there is a problem
 - Consider playing classical music outside to encourage loitering teens to leave
 - Work with municipality to communicate services that assist panhandlers, day-laborers
 - Discontinue sale of single bottles of high-alcohol-content beverages

4. Any other Crime related measure required by the police department which are intended to mitigate the cost of the city provide services for the proposed convenience type store.

- The sale of drug paraphernalia, gang paraphernalia, and adult-oriented magazines and materials is prohibited.

- Crime prevention measures, as endorsed by the City of Rialto Police Department, shall be incorporated into the design and operation of the business as follows:
 - a minimum of one-and-one half (1.5) foot-candle of light shall be provided, as measured at the ground level of the entire site, from the period of one-half hour before sunset until one-half hour after sunrise. Lighting fixtures shall be so situated and shielded as not to direct or reflect lighting glare on adjacent properties or public rights-of-way.
 - A locking device shall be installed on the cash register. An adequate floor safe shall be installed behind the counter. Only a minimum amount of cash shall be kept in the cash register at all times.
 - Burglary and robbery alarm systems shall be installed as required and approved by the Rialto Police Department. A telephone with speaker push button alarm shall be installed. The telephone must have a separate button that automatically dials into 911 and will transmit on-going conversations and activity. Alternatively, a panic-button, which will be transferred to the Rialto Police Department upon activation, may be installed at each register. A 24-hour security camera system shall be installed on the premises with camera locations approved by the Rialto Police Department. All surveillance and security equipment shall be continuously maintained and in operation during business hours. Surveillance footage shall be provided to the Rialto Police Department within 12 hours after a request

has been made for said footage. The software or media player required to view the type of video format shall be provided to the Rialto Police Department, if necessary. An R-P card must be filed with the Rialto Police Department containing twenty-four (24) hour phone numbers of persons to be contacted.

- All tobacco products will be displayed and sold from behind the cash register counter area.
 - The height of the cash register counter shall be no more than forty-two (42) inches above the floor level, and shall be illuminated during the hours of darkness so as to be clearly visible through the window areas.
- Measure to discourage loitering shall be incorporated in the design and the operation of the business as follows:
 - Signs displaying "No Loitering" shall be posted on the building, to the satisfaction of the Rialto Police Department, at all times.
 - Arcades and video games are prohibited from being on the premises.
- The business licensee for the convenience market shall maintain a litter control program around the exterior of the convenience market in order to minimize the resultant impacts of litter on properties adjacent to the store. An exterior trash receptacle for employee and customer use shall be placed near the entrance of the store.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

November 14, 2018

drosas@rialto.ca.gov

Attn: Daniel Rosas, Assistant Planner
City of Rialto
150 South Palm Avenue
Rialto, CA 92376

Mitigated Negative Declaration (MND) for the Proposed Casmalia - Ayala Gas Station Project

South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the final CEQA document.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to construct a gas station with 12 fuel dispensers, a 3,000-square-foot drive thru restaurant, a 3,500-square-foot convenience store, and an 8,500-square-foot retail building on 2.98 acres. The project is located on the southwest corner of Casmalia Street and Ayala Drive in the City of Rialto.

SCAQMD Staff's Comments

The Lead Agency determined the proposed project would have less than significant impacts to regional and localized air quality during construction and operation.¹ However, it does not appear that operational air quality impacts were adequately analyzed. Additionally, the proposed project will need to obtain a SCAQMD permit for operation.

Operational Impacts

Upon review of the MND, it does not appear that the air quality analysis included operational ROG emissions generated from storage tanks or from the fueling process. This may have likely led to an under-estimation of the proposed project's operational air quality impacts. Therefore, it is recommended that the Lead Agency quantify and disclose operational emissions from the fueling process in the final CEQA document.

SCAQMD Permits and Rules

Pursuant to SCAQMD's Rule 461 – Gasoline Transfer and Dispensing, a permit from SCAQMD would be required, and SCAQMD should be identified as a responsible agency under CEQA for the proposed project in the final CEQA document. Additionally, any assumptions used in the air quality and HRA analysis in the final CEQA document will be used as the basis for permit conditions and limits.² The final CEQA document should also demonstrate compliance with applicable SCAQMD Rules, including, but not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate.

Should there be any questions on permits, please contact the SCAQMD's Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit SCAQMD's webpage at <http://www.aqmd.gov/home/permits>.

¹ MND, Pages 52-55.

² The Lead Agency assumed a throughput of 1.5 million gallons per year to determine the proposed project's cancer risk of 6.2 in one million.

Response to Comments

Pursuant to CEQA Guidelines Section 15074, prior to approving the proposed project, the Lead Agency shall consider the final CEQA document for adoption together with any comments received during the public review process. Please provide SCAQMD staff with written responses to the comment contained herein prior to the adoption of the final CEQA document. When responding to issues raised in the comments, responses should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the proposed project.

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Planning and Rules Manager
Planning, Rule Development & Area Sources

JW/AM
RVC181107-06
Control Number