



# *City of Rialto*

## *California*

April 10, 2018

Gregg Lord  
Lord Constructors, Inc.  
1920 W. 11<sup>th</sup> Street  
Upland, CA 91786

**RE: PRECISE PLAN OF DESIGN NO. 2018-0007 (MASTER CASE NO. 2018-0007)** -  
Development of an 21,450 square foot industrial warehouse building and associated paving, lighting, fencing, and landscaping on 1.07 acres of land (APN: 0264-361-03) located on the north side of Leiske Drive approximately 400' west of Ayala Drive within the Employment (EMP) zone of the Renaissance Specific Plan.

Dear Mr. Lord:

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, April 4, 2018, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. 2018-0007**, subject to the attached requirements.

Approval of Precise Plan of Design No. 2018-0007 shall not be final until the Applicant has signed the enclosed Statement of Acceptance of Conditions of Approval. The Building and Public Works Department will not begin plan checking for building or grading permits until the signed Statement of Acceptance has been filed with the Planning Division.

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

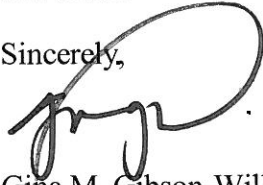
If you are aggrieved by any of the Conditions set forth in this approval letter, please contact the appropriate staff member as identified in the Conditions of Approval. If you still wish to discuss the justification for a particular condition and prefer to discuss this with the Development Review

Committee (DRC), please contact the Planning Division at (909) 820-2535, in order to schedule a meeting with the DRC. Pursuant to City Council Resolution No. 2507, if you still do not concur with the Conditions of Approval by the (DRC), you may appeal the DRC conditions to the Planning Commission. The written appeal shall be filed to the Development Services Department and shall specifically state why you disagree with the Conditions of Approval set forth by the DRC.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Gina M. Gibson-Williams', with a large, stylized loop at the end.

Gina M. Gibson-Williams  
Planning Manager

Enclosures  
PPD No. 2018-0007 Conditions

cc: Development Review Committee (via email)  
Lord Constructors, Inc. (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. 2018-0007 (Master Case No. 2018-0007)** and do hereby agree to accept and abide by  
all conditions set forth in the approval letter dated April 10, 2018.

\_\_\_\_\_  
(Print Name/Title)

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

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





## Project Conditions City of Rialto

**Project Number: PPD2018-0007**

**Description: New 21,450sf Warehouse**

**Applied: 1/25/2018**

**Approved: 4/4/2018**

**Site Address: LEISKE DR**

**Closed:**

**Expired:**

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

**Status: APPROVED**

**Applicant: LORD CONSTRUCTORS INC**

**Parent Project: MC2018-0007**

**Owner: STEWART DEVELOPMENT LLC**

**Contractor: <NONE>**

**Details:**

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
7	2/14/2018			ED1	PPD CONDITION
PLANNING DIVISION		JOHN DUTREY			
Notes:					
The proposed project is subject to the payment of Development Impact Fees pursuant to Rialto Municipal Code, Section 3.33.					
8	2/14/2018			ED3	PPD CONDITION
PLANNING DIVISION		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.					
9	2/14/2018			ED4	PPD CONDITION
PLANNING DIVISION		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.					
10	2/14/2018			ED5	PPD CONDITION
PLANNING DIVISION		JOHN DUTREY			
Notes:					
Applicant/Developer shall use best faith efforts provide employment opportunities for Rialto residents. The Developer/Applicant shall use best faith efforts to recruit and hire local residents for all full and part time employment opportunities during construction and as part of daily business operations. Developer/Applicant efforts shall include on-site job recruitment. The Developer/Applicant/Employer shall furnish the Development Services Department with the dates and times for on-site job recruitment, which will be posted on the City website and advertised on the Rialto Network					





## Project Conditions City of Rialto

11	2/14/2018			ED6	PPD CONDITION
PLANNING DIVISION		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.					
12	2/14/2018			ED7	PPD CONDITION
PLANNING DIVISION		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 contactors and suppliers to designate the City of Rialto as the point of sale for all taxable materials and equipment purchased for the project.					
13	2/14/2018			ED8	PPD CONDITION
PLANNING DIVISION		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.					
14	2/14/2018			ED9	PPD CONDITION
PLANNING DIVISION		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.					
15	2/14/2018			ED10	PPD CONDITION
PLANNING DIVISION		JOHN DUTREY			
Notes: The City of Rialto is currently developing a smarter advanced logistics and transportation system that will report, monitor and coordinate truck trips coming into and leaving the local and regional transportation and roadway network. If implemented by the City of Rialto and/or another regional transportation agency(ies), all distribution warehouses, logistics companies or other businesses dependent upon the shipment of goods that maintain and operate a facility in the City of Rialto will be asked to participate in and subscribe to this advanced logistics transportation system, which will monitor, track and coordinate all truck trips and shipments of goods into and out of the City of Rialto and the regional transportation system. As may be approved, enacted or implemented by the City or other local, regional or State government agency, all PCE trips generated may be subject to a time of use, congestion, roadway impact pricing, and/or be eligible for carbon credits or reductions or off-sets to such time of use mitigation fees that may be imposed for coordinating shipments of goods during off peak hours.					
16	2/26/2018			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					





## Project Conditions City of Rialto

17	2/26/2018			B2	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> (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					
18	2/26/2018			B3	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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.					
19	2/26/2018			B4	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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)					
20	2/26/2018			B5	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> Any and all deferred submittals must be approved prior to first submittal					
21	2/26/2018			B6	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					
22	2/26/2018			B7	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					
23	2/26/2018			B8	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					





## Project Conditions City of Rialto

24	2/26/2018			B9	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3					
25	2/26/2018			B10	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> Design criteria for the City of Rialto are: Ultimate wind speed of 130, exposure C seismic zone D					
26	2/26/2018			B11	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					
27	2/26/2018			B12	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way					
28	2/26/2018			B13	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					
29	2/26/2018			B14	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					
30	2/26/2018			B15	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
<b>Notes:</b> 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					

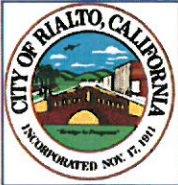




## Project Conditions City of Rialto

31	2/26/2018			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					
32	2/26/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
33	2/26/2018			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					
34	2/26/2018			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					
35	2/26/2018			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					
36	2/26/2018			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					
37	2/26/2018			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					





## Project Conditions City of Rialto

38	2/26/2018			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					
39	2/26/2018			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					
40	2/26/2018			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					
41	2/26/2018			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					
42	2/26/2018			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.					
43	2/26/2018			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					
44	2/26/2018			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					





## Project Conditions City of Rialto

45	2/26/2018			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					
46	2/26/2018			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					
47	2/26/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
48	2/26/2018			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					
49	2/26/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Per Rialto Fire, provide permanent or temporary fire protection before construction					
50	2/26/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: No "Future" or "Proposed" items on plans					
51	4/4/2018			PD1	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed / constructed in such a manner as to automatically turn on at dusk and turn off at dawn					
52	4/4/2018			PD2	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed / constructed in such a manner as to automatically turn on at dusk and turn off at dawn					





## Project Conditions City of Rialto

53	4/4/2018			PD5	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Lighting of truck well / dock areas. All loading dock areas and truck well areas shall be provided with a minimum of two (2) foot candles power as measured at the surface level. Lighting shall be designed / constructed in such a manner as to turn on at dusk and off at dawn automatically					
54	4/4/2018			PD6	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed / constructed in such a manner as to resist vandalism and/or destruction by hand					
55	4/4/2018			PD9	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Knox boxes. The main gate, main doors to the building, and at least one rear door, shall have, immediately adjacent to them, a Knox box to facilitate the entry of safety personnel. Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand, and be recessed into the building					
56	4/4/2018			PD17	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: The address for the location shall be illuminated during hours of darkness					
57	4/4/2018			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.					
58	4/4/2018			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.					
59	4/4/2018			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.					
60	4/4/2018			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL:Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.					





## Project Conditions City of Rialto

61	4/4/2018			EN8	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:Submit off-site 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 parkway irrigation system shall be separately metered from the private landscaping to be maintained by the developer, for future use by the City upon acceptance of the off--site landscaping by the City. The plans shall be approved concurrently with any other improvement plans prior to issuance of a building permit, unless otherwise allowed by the City Engineer.					
62	4/4/2018			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:All parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period					
63	4/4/2018			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					
64	4/4/2018			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, or any new public street lighting improvements, to be maintained by the City of Rialto. The annexation process takes months and as such the developer is advised to apply for annexation early in the process to avoid delays at the time of Certificate of Occupancy.					
65	4/4/2018			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					





## Project Conditions City of Rialto

66	4/4/2018			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.					
67	4/4/2018			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					
68	4/4/2018			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					
69	4/4/2018			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					
70	4/4/2018			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.					





## Project Conditions City of Rialto

71	4/4/2018			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					
72	4/4/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION:Pay Transportation Commission recommended Project Fair Share of Unfunded Improvement Costs as indicated in the Transportation Commission Staff Report, totaling \$XXX.XX.Construct 4-inch conduit within the parkway area along the entire frontage of Leiske Drive to allow for future use.Perform any and all Transportation Commission recommendations found in the Staff Report.					
73	4/7/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
OMNITRANThe developer is advised that the property may be located near a local bus route serviced by the public transit agency, Omnitrans. The developer shall be responsible for coordinating with Omnitrans and complying with all requirements for establishing new bus stop public improvements along or near the property. All conditioned public improvements by Omnitrans must meet ADA compliance and be built according to the City of Rialto Standard Drawings. Prior to Certificate of Occupancy, the developer must submit to Public Works verification from Omnitrans acknowledging such proposed development.					
74	4/7/2018			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
LEISKE DRIVE (Industrial): Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (TI) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval					
75	4/7/2018			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
LEISKE DRIVE (Industrial): Construct an 8-inch curb and gutter, located at 22 feet north of centerline along the entire frontage in accordance with City of Rialto Standard Drawings					
76	4/7/2018			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
LEISKE DRIVE (Industrial):Construct a 5 foot wide sidewalk behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.					





## Project Conditions City of Rialto

77	4/7/2018			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
LEISKE DRIVE (Industrial)::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					
78	4/7/2018			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: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					
79	4/7/2018			EN36	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
ON-SITE:Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval					
80	4/7/2018			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					
81	4/7/2018			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					
82	4/7/2018			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					





## Project Conditions City of Rialto

83	4/7/2018			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					
84	4/7/2018			EN41	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: DOMESTIC WATER:The developer is advised that domestic water service is provided by Rialto Water Services. The developer shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property					
85	4/7/2018			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					
86	4/7/2018			EN43	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING:Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. Perimeter screened fencing b. Contractor information signage including contact information along Leiske Drive.c. Post dust control signage with the following verbiage: i. Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, Please call the AQMD at 1-800-CUT-SMOG/1-800-288-7664					
87	4/7/2018			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					
88	4/7/2018			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

89	4/7/2018			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					
90	4/7/2018			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					
91	4/7/2018			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					
92	4/7/2018			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					
93	4/7/2018			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					
94	4/7/2018			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					





## Project Conditions City of Rialto

96	4/4/2018			BL1	PPD CONDITION
BUSINESS LICENSE DIV		GINA GIBSON WILLIAMS			
<b>Notes:</b> 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)					
97	4/4/2018			BL4	PPD CONDITION
PLANNING DIVISION		GINA GIBSON WILLIAMS			
<b>Notes:</b> Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax Distribution Centers.					
98	4/10/2018			FD-OTHER	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
<b>Notes:</b> The applicant shall comply with all applicable requirements of Chapter 15.28 (Fire Code) of the Rialto Municipal Code.					
99	4/10/2018			P1	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> Approval of Precise Plan of Design No. 2018-0007 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.					
100	4/10/2018			P2	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> Approval of Precise Plan of Design No. 2018-0007 shall comply with all applicable sections of the Rialto Municipal Code and all other applicable State and local laws and ordinances.					
101	4/10/2018			P3	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> The development shall conform to the site-plan, floor plan, elevations, and conceptual landscape plan received by the Planning Division on March 12, 2018, except as may be required to be modified based upon the conditions of approval contained herein.					
102	4/10/2018			P4	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> 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.					





## Project Conditions City of Rialto

103	4/10/2018			P5	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
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. 2018-0007. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					
104	4/10/2018			P6	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Decorative pavement shall be provided at all vehicular access points to the site. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth of twenty-five (25) feet as measured from the property line along Leiske Drive. 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.					
105	4/10/2018			P7	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Any aboveground stormwater detention basin shall be located outside of the required fifteen (15) foot landscape setback along Leiske Drive. Any required stormwater detention basin shall be identified on the Precise Grading Plan prior to the issuance of a grading permit.					
106	4/10/2018			P8	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The required public art shall be setback a minimum of five (5) feet behind the landscape easement along Alder Avenue. The exact location of the public art shall be identified on the precise grading plan prior to the issuance of a grading permit. An elevation detail for the public art shall be included in the formal building plan check submittal prior to the issuance of buildings permits.					
107	4/10/2018			P9	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The required employee break area shall include the installation of an overhead lattice patio cover to provide shade for employees utilizing the break area. Details for the lattice patio cover shall be included within the formal building plan check submittal prior to the issuance of building permits.					
108	4/10/2018			P10	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
In order to provide enhanced building modulation in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, façade returns, at least three (3) feet in depth from the main wall plane, shall be provided at all height variations on all four (4) sides of the building. The façade returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits.					





## Project Conditions City of Rialto

109	4/10/2018			P11	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
In order to provide enhanced building modulation in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, all downspouts on all elevations of the building shall be routed through the building, except for the north side of the building containing the dock doors. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.					
110	4/10/2018			P12	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Any new walls, including retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall. All decorative masonry walls and pilasters shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.					
111	4/10/2018			P13	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The exterior of the trash enclosure shall match the material and base color of the building. Additionally, the trash enclosure shall contain solid steel doors and a solid cover. Corrugated metal and chain-link are not acceptable materials to use for the trash enclosure. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.					
112	4/10/2018			P14	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All light standards, including the base, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.					
113	4/10/2018			P15	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall submit a formal Landscape Plan 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.					
114	4/10/2018			P16	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit 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.					





## Project Conditions City of Rialto

115	4/10/2018			P17	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant shrubs along the south side of the parking lot for the purpose of screening vehicles. All parking lot screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the parking lot screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
116	4/10/2018			P18	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
117	4/10/2018			P19	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land not covered by structures, walkways, parking areas, and driveways. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. All shrubs shall be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
118	4/10/2018			P20	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All planting and irrigation shall be installed on-site in accordance with the approved landscape plans and permit prior to the issuance of a Certificate of Occupancy. The installation of the planting and irrigation shall be certified in writing by the landscape architect responsible for preparing the landscape plans prior to the issuance of a Certificate of Occupancy.					
119	4/10/2018			P21	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.					
120	4/10/2018			P22	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.					





## Project Conditions City of Rialto

121	4/10/2018			P23	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> All signage on the building shall comply with Section 5 (Signs) of the Renaissance Specific Plan.					
122	4/10/2018			P24	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> 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.					
123	4/10/2018			P25	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
<b>Notes:</b> The applicant shall comply with all requirements of Rialto Water Services prior to the issuance of a Certificate of Occupancy.					



**DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)**  
**Industrial/Warehouse Fees Sheet**

<b>Date Prepared</b> 2/14/2018	<b>Building Permit #</b>	<b>PPD#</b> 2018-0007	<b>Applicant Name</b> Steward Development	<b>Fiscal Year Fees</b> 2017-18
<b>Site Address:</b> W. Ayala & N. of Leiske	<b>Improved Area</b>	<b>Lot Size</b> 1.03 ac GROSS	<b>Building</b> <b>Sq. Footage</b> 21,450 bsf	<b>Parcel</b> <b>Frontage Linear Feet</b> 148
<b>APN:</b> 0264-361-03			Warehouse Use 19,050 bsf	
			Storage Use - bsf	
<b>Tract No:</b>			Office Use 2,400 bsf	

**FY 2017-18 Fee Estimate\***

City of Rialto Impact Fees	Agency	Unit	Fee/Unit	Fee Assessed	Fee Credit	Fees to be paid
Fire Facilities	City of Rialto	21.450 tsf	\$ 80.81	\$ 1,733.37	\$ -	\$ 1,733.37
Fire Service Development Fees (4", 6", 8", 10")	Fontana Water	6 in	\$ 15,826.50	\$ 15,826.50	\$ -	\$ 15,826.50
General Facilities	City of Rialto	21.450 tsf	\$ 67.44	\$ 1,446.59	\$ -	\$ 1,446.59
Law Enforcement	City of Rialto	21.450 tsf	\$ 49.38	\$ 1,059.20	\$ -	\$ 1,059.20
Open Space	City of Rialto	21.450 tsf	\$ 120.00	\$ 2,574.00	\$ -	\$ 2,574.00
Storm Drain	City of Rialto	1.030 ac	\$ 33,618.00	\$ 34,626.54	\$ -	\$ -
Storm Drain	City of Rialto	21.450 tsf	\$ 1,930.32	\$ 41,405.36	\$ -	\$ 41,405.36
Street Medians	City of Rialto	21.450 tsf	\$ 20.00	\$ 429.00	\$ -	\$ 429.00
Transportation Facilities Fee	City of Rialto	21.450 sf	\$ 2.80	\$ 60,060.00	\$ -	\$ 60,060.00
Water Facilities	Fontana Water	1.5 in	\$ 26,934.79	\$ 26,934.79	\$ -	\$ 26,934.79
Wastewater Collection	City of Rialto	148 lff	\$ 76.32	\$ 11,295.36	\$ -	\$ 11,295.36
Wastewater Treatment - Warehouse Use	City of Rialto	19.050 tsf	\$ 267.11	\$ 5,088.45	\$ -	\$ 5,088.45
Wastewater Treatment - Office Use	City of Rialto	2.400 tsf	\$ 2,476.88	\$ 5,944.51	\$ -	\$ 5,944.51
<b>Total Impact Fees</b>			\$ 8.10		\$ -	\$ 173,797.13
<b>Fair Share Fees:</b>						
<u>Renaissance Specific Plan</u>						
RSP SR/EIR Fee*		1.03 ac	\$ 3,493.37	\$ 3,598.17	\$ -	\$ 3,598.17
RSP Traffic Mitigation Fair Share Fee		21.450 tsf	\$ 151.93	\$ 3,258.90	\$ -	\$ 3,258.90
<b>Total RSP Fair Share Fees</b>					\$ -	\$ 6,857.07
<u>Other Fair Share Fees</u>						
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
<b>Total Other Fair Share Fees</b>				\$ -	\$ -	\$ -

<b>Totals DIF Fees / Credits / Net Fees Due</b>	\$ -	\$ -	\$ -	\$ 180,654.20
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**CITY OF RIALTO  
DEVELOPMENT SERVICE DEPARTMENT  
DEVELOPMENT REVIEW PROCESS SURVEY**

DATE: \_\_\_\_\_ PROJECT NO: PPD 2018-0007 CONTACT PERSON: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

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

<i><b>Please check appropriate box:</b></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)

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### DEPARTMENT & DIVISION CONTACTS

#### PLANNING DIVISION

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#### RIALTO WATER SERVICES

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#### BUILDING DIVISION

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#### POLICE DEPARTMENT

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