



City of Rialto

California

April 22, 2019

Bill Holman
Christopher Development Group, Inc.
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92660

RE: PRECISE PLAN OF DESIGN NO. 2018-0062 (MASTER CASE NO. 2018-0057):
Development of a private residential neighborhood comprised of sixty-six (66) detached single-family residences, ranging in size from 1,658 square feet to 2,406 square feet, and one-hundred eighteen (118) attached townhomes, ranging in size from 1,131 square feet to 1,553 square feet on 15.95 gross acres of land (APNs: 0128-051-10, -27, & -34) located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan.

Dear Mr. Holman:

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, March 13, 2019, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. 2018-0062**, subject to the attached requirements.

Approval of Precise Plan of Design No. 2018-0062 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 'D. Casey', with a stylized flourish at the end.

Daniel Casey
Senior Planner

Enclosures
PPD No. 2018-0062 Conditions

cc: Development Review Committee (via email)
Christopher Development Group, 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. 2018-0062 (Master Case No. 2018-0057)** and do hereby agree to accept and abide by
all conditions set forth in the approval letter dated April 22, 2019.

(Print Name/Title)

(Signature)

(Date)



Project Conditions

City of Rialto

Project Number: PPD2018-0062

Description: New Planned Unit Development (118 Townhomes & 66 SFR's)

Applied: 6/14/2018

Approved: 3/13/2019

Site Address: FOOTHILL BLVD

Closed:

Expired:

City, State Zip Code: RIALTO, CA 92376

Status: APPROVED

Applicant: CHRISTOPHER DEVELOPMENT GROUP, INC.

Parent Project: MC2018-0057

Owner: HNK ASSOCIATES LLC

Contractor: <NONE>

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	8/28/2018			P1	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Precise Plan of Design No. 2018-0062 is approved allowing the development of sixty-six (66) detached single-family dwellings, one-hundred eighteen (118) attached townhome dwellings, and associated paving, drainage, lighting, fencing, landscaping, and amenities on 15.95 gross acres of land (APNs: 0128-051-10, -27, & -34) located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue, subject to the conditions of approval contained herein.					
2	8/28/2018			P2	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Approval of Precise Plan of Design No. 2018-0062 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.					
3	8/28/2018			P3	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The development associated with Precise Plan of Design No. 2018-0062 shall conform to the site plan, floor plans, elevations, conceptual landscape master plan, preliminary grading plan, and phasing exhibit received by the Planning Division on August 17, 2018, except as required to be modified based on the conditions of approval contained herein.					
4	8/28/2018			P4	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The development associated with Precise Plan of Design No. 2018-0062 shall comply with all applicable sections of the Foothill Boulevard Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.					



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5	8/28/2018			P5	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall complete and abide by all conditions of approval contained within Planning Commission Resolution Nos. 19-13 and 19-14 prior to the issuance of a Certificate of Occupancy.					
6	8/28/2018			P6	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall complete and abide by all mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with the Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0066) adopted for the project, prior to the issuance of a Certificate of Occupancy.					
7	8/28/2018			P7	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The City shall prepare a Fiscal Impact Analysis report for the development associated with Precise Plan of Design No. 2018-0062 at the applicant’s sole cost and expense. The report shall analyze the development’s impact to the City’s General Fund. The applicant shall be required to mitigate any negative fiscal impacts identified in the report through the formation of a Community Facilities District, payment of a Municipal Services Fee, or other acceptable mitigation method.					
8	8/28/2018			P8	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
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.					
9	8/28/2018			P9	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. 2018-0062. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					
10	3/27/2019			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall name the private streets within the neighborhood as follows: Entry on Foothill Boulevard • Sunflower Lane Entry on Spruce Avenue • Jasmine Way North/South Streets from West to East • N. Glenwood Avenue • N. Pinewood Avenue • N. Brierwood Avenue • N. Beechwood Avenue East/West Streets from North to South • Buttercup Lane • Jasmine Way • Clover Avenue					



Project Conditions City of Rialto

11	8/28/2018			P10	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall submit Covenants, Conditions, and Restrictions, (CC&R's) for a Home Owner's Association (H.O.A.) to the Planning Division for review and approval by the City Attorney prior to the recordation of the Final Map. The CC&R's shall include language that prohibits property owners and/or residents from converting their garage or using it for any purpose other than the parking of vehicles.					
12	8/28/2018			P11	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall secure the services of a tribal cultural monitor to be present during all ground disturbance activities associated with the construction of this project. The tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation, and documentation of coordination between the applicant and the Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning Division prior to the issuance of a grading permit.					
13	8/28/2018			P12	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall install decorative pavement within the driveways connected to Foothill Boulevard and Spruce Avenue, as shown on the conceptual landscape master plan. Decorative pavement means decorative pavers and/or colored concrete with patterns and color variety. 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.					
14	8/28/2018			P13	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall provide parkway treatments within the public right-of-way along the entire project frontage of Foothill Boulevard, in accordance with Exhibit 4.7 of the Foothill Boulevard Specific Plan. Tree wells and permeable pavers shall be installed within a two and one-half (2 ½) foot wide parkway strip along Foothill Boulevard. The tree wells shall be separated by forty (40) feet on-center. Permeable pavers shall be installed within the remainder of the parkway strip. The parkway treatments shall be identified on the Precise Grading Plan and street improvement plan prior to the issuance of a grading permit.					
15	8/28/2018			P14	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All new walls installed on site, including retaining walls, shall be comprised of decorative masonry block. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Pilasters shall be incorporated within all new walls. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall. 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.					



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16	8/28/2018			P15	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
15. All new fencing installed on site shall be comprised of tubular steel. Decorative masonry pilasters with a minimum dimension of sixteen (16) inch square, shall be incorporated within all new fencing. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the fencing. All decorative masonry pilasters shall include a decorative masonry cap. All fencing and pilasters shall be identified on the site plan, and an elevation detail for the fencing and pilasters shall be included in the formal building plan check submittal prior to the issuance of building permits.					
17	8/28/2018			P16	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall install decorative lighting (carriage and/or recessed) adjacent to the front entry door and on both sides of the garage door of each dwelling. The lighting shall be identified on the formal building plan check submittal prior to the issuance of building permits.					
18	8/28/2018			P17	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All light standards, including the base, shall be a maximum twenty (20) 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.					
19	8/28/2018			P18	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.					
20	8/28/2018			P19	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant one (1) tree in each tree well within the parkway along Foothill Boulevard. All trees within the parkway shall be a minimum of twenty-four (24) gallons in size, upon initial planting. The street tree species for Foothill Boulevard is the Lagerstroemia Indica x. Fauriei Muskogee "Lavender Crape Myrtle". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
21	8/28/2018			P20	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Grove Street. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Grove Street shall be the Pistachia Chinensis "Chinese Pistache" and/or the Melaleuca Leucadendron "White Paper Bark Tree". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					



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22	8/28/2018			P21	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Larch Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Larch Avenue shall be the Albizia Julibrissin "Mimosa/Silk Tree" and/or the Liriodnedron Tulipifera "Tulip Tree". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
23	8/28/2018			P22	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Spruce Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Spruce Avenue shall be the Quercus Virginianan "Southern Live Oak" and/or the Robinia Idahoensis "Idaho Locust". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
24	8/28/2018			P23	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall plant at least one (1) tree within the front yards of each detached single-family dwelling. All trees within the front yard shall be a minimum of fifteen (15) gallon in size, upon initial planting. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
25	8/28/2018			P24	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall plant a substantial amount of shrubs and groundcover within the front yards of each detached single-family dwelling. Shrubs and groundcover shall be spaced an average of three (3) feet on-center. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
26	8/28/2018			P25	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land on-site and off-site that is 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 on-site and off-site 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.					



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27	8/28/2018			P26	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.					
28	8/28/2018			P27	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.					
29	8/28/2018			P28	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.					
30	8/28/2018			P29	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: All signage shall comply with Chapter 18.102 of the Rialto Municipal Code, unless otherwise specified herein.					
31	8/28/2018			P30	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
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.					
32	8/28/2018			P31	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall comply with all requirements of Rialto Water Services prior to the issuance of a Certificate of Occupancy.					
33	6/14/2018			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					



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34	6/14/2018			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					
35	6/14/2018			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.					
36	6/14/2018			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)					
37	6/14/2018			B5	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Any and all deferrred submittals must be approved prior to first submittal					
38	6/14/2018			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					
39	6/14/2018			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					
40	6/14/2018			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					



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41	6/14/2018			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 ZA.3					
42	6/14/2018			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					
43	6/14/2018			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					
44	6/14/2018			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					
45	6/14/2018			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					
46	6/14/2018			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					
47	6/14/2018			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					



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48	6/14/2018			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					
49	6/14/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
50	6/14/2018			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					
51	6/14/2018			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					
52	6/14/2018			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					
53	6/14/2018			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					
54	6/14/2018			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					



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55	6/14/2018			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					
56	6/14/2018			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					
57	6/14/2018			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					
58	6/14/2018			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					
59	6/14/2018			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.					
60	6/14/2018			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					
61	6/14/2018			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					



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62	6/14/2018			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					
63	6/14/2018			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					
64	6/14/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
65	6/14/2018			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					
66	6/14/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Per Rialto Fire, provide permanent or temporary fire protection before construction					
67	6/14/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
No "Future" or "Proposed" items on plans					
68	3/12/2019			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					



Project Conditions City of Rialto

69	3/12/2019			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.					
70	3/12/2019			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					
71	3/12/2019			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Any improvements within the public right-of-way require a City of Rialto Encroachment Permit					
72	3/12/2019			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, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, and traffic signal plans. The plans shall be approved by the City Engineer prior to issuance of any building permits.					
73	3/12/2019			EN7	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit traffic striping and signage plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a building permit					



Project Conditions City of Rialto

74	3/12/2019			EN8	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit off-site landscaping and irrigation system improvement plans for review and approval at the time of first (1st) public improvement plan submittal to the Public Works Department. The median and parkway irrigation system shall be separately metered from the on-site private irrigation to be maintained for a period of one (1) year and annexed into a Special District. The off-site landscape and irrigation plans must show separate electrical and water meters to be annexed into the Landscape and Lighting Maintenance District No. 2 via a City Council Public Hearing. The landscape and irrigation plans shall be approved concurrently with the street improvement plans, including the median portion, prior to issuance of a building permit. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter pedestals must not be designed to be installed at or near street intersections or within a raised median to avoid burdensome traffic control set-up during ongoing maintenance.					
75	3/12/2019			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All median and parkway landscaping and irrigation 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.					
76	3/12/2019			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, in accordance with the Public Works Landscape and Irrigation Guidelines.					
77	3/12/2019			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, parkway, and landscaping easement landscaping in the public right-of-way, and 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.					
78	3/12/2019			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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79	3/12/2019			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).					
80	3/12/2019			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					
81	3/12/2019			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.					
82	3/12/2019			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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83	3/12/2019			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					
84	3/12/2019			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					
85	3/12/2019			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					
86	3/12/2019			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.					
87	3/12/2019			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					



Project Conditions City of Rialto

88	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Construct and include in the project design any and all Transportation Commission recommended improvements.					
89	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Construct the Foothill Boulevard Specific Plan required median along Foothill Boulevard subject to a payback agreement for costs for the south half or pay in-lieu fees for the design, construction, and inspection of a raised median along Foothill Boulevard.					
90	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Pay a fair share fee in the amount of \$55,983.23 for the future construction of the traffic signal at Foothill Boulevard and Larch Avenue and public improvements at Foothill Boulevard and Cedar Avenue. The fair share contribution fees are summarized as follows: a. Intersection: Cedar Avenue & Foothill Boulevard – (7.99% of \$172,506.00 = \$13,783.23) i. Add NBR Lane, ii. Extend existing left-turn lane pockets on all approaches; iii. Retime signal timing splits for each phase while keeping existing cycle length. b. Intersection: Larch Avenue & Foothill Boulevard – (10.55% of \$400,000.00 = \$42,200.00) i. Install traffic signal					
91	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Construct 4-inch conduit within the parkway area along the entire project frontage along Foothill Boulevard for future use.					
92	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRAFFIC: Submit Traffic Signal Plans for the intersection of Larch Avenue and Foothill Boulevard at ultimate right-of-way. Traffic Signal Plans must be prepared by a California registered civil engineer and submitted to the Engineering Division of Public Works for review and approval. Traffic Signal Plans must be approved prior to issuance of Certificate of Occupancy.					
93	3/12/2019			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.					



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94	3/18/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: OMNITRANS: In accordance with the Development Review Committee held on Wednesday, March 13, 2019, the project will be required to incorporate a bus turnout in accordance with the City of Rialto Public Works Standard Drawings and as approved by the City Engineer.					
95	3/12/2019			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Construct a 16-foot wide raised and landscaped Median Island along frontage of property in accordance with the City Standards and the Foothill Boulevard Specific Plan or pay in-lieu fees for the design, construction, and inspection of a raised median along Foothill Boulevard. 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. Left turn pockets can only be designed as shown on the Foothill Boulevard Specific Plan or as approved by the Transportation Commission.					
96	3/12/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Dedicate Foothill Boulevard Specific Plan approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way of 55 feet from street centerline and a corner cutback at the corner of Foothill Boulevard and Larch Avenue as well as Foothill Boulevard and Spruce Avenue. 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.					
97	3/12/2019			EN22	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan: Dedicate a 5 feet wide easement for landscape and irrigation purposes along the entire frontage in accordance with the Foothill Boulevard Specific Plan and the City of Rialto Standard Drawings.					
98	3/12/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan If required, 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 existing pavement improvements.					



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99	3/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Construct an 8-inch curb and gutter along the entire frontage in accordance with City of Rialto Standard Drawings at 48-feet from street centerline.					
100	3/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): 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					
101	3/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Construct a 7-feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the Foothill Boulevard Specific Plan and the City of Rialto Standard Drawings.					
102	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Install “No Stopping Anytime” R26A(S)(CA) signage along the entire frontage of Foothill Boulevard.					
103	3/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): 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					
104	3/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): 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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105	3/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Construct a curb ramp meeting current California State Accessibility standards at the corner of Foothill Boulevard and Larch Avenue as well as Foothill Boulevard and Spruce Avenue in accordance with City of Rialto Standard Drawings.					
106	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Design and submit a plan to address existing drainage in the public right-of-way along Foothill Boulevard.					
107	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: FOOTHILL BOULEVARD (Major Arterial per Foothill Boulevard Specific Plan): Signing and Striping Plans must include pavement tapers along westbound Foothill Boulevard as Foothill Boulevard narrows/transitions from three (3) lanes to two (2) lanes beyond the site’s boundary limits.					
108	3/12/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Dedicate General Plan approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way of 32 feet from street centerline and a corner cutback at the corner of Foothill Boulevard and Larch Avenue as well as Foothill Boulevard and Grove Avenue. 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.					
109	3/12/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): 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. 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 existing pavement improvements.					



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110	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): At a minimum, construct a half-width street plus 6-feet to provide for two-way traffic. If sufficient right-of-way is secured or exists on the west side of Larch Avenue, construct a half-width street plus 10-feet to provide for two-way traffic. 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. Unless the City Engineer provide prior authorization, paving of streets in one lift prior to completion of on-site construction is not allowed. If City Engineer authorized, completion of asphalt concrete paving for streets prior to completion of on-site construction activities, requires 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.					
111	3/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Construct an 8-inch curb and gutter along the entire frontage in accordance with City of Rialto Standard Drawings at 20-feet from street centerline.					
112	3/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Construct a new underground electrical system for public street lighting improvements. New City Engineer approved marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings. Provide 2” conduit and pull boxes to west side of Larch Avenue for continuation of street light system along the west side.					
113	3/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Construct a 6-feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the City of Rialto Standard Drawings.					
114	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Install “No Stopping Anytime” R26A(S)(CA) signage along the entire frontage of Larch Avenue.					
115	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Construct a 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. 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.					



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116	3/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): 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					
117	3/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Construct a curb ramp meeting current California State Accessibility standards at ultimate right-of-way location at the corner of Larch Avenue and Foothill Boulevard as well as at the corner of Larch Avenue and Grove Avenue in accordance with City of Rialto Standard Drawings.					
118	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: LARCH AVENUE (Collector Street): Design and submit a plan to address existing drainage in the public right-of-way along Larch Avenue.					
119	3/12/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Dedicate General Plan approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way of 32 feet from street centerline and a corner cutback at the corner of Spruce Avenue and Foothill Boulevard as well as Spruce Avenue and Grove Avenue. 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.					
120	3/12/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): 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 existing pavement improvements.					



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121	3/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Construct an 8-inch curb and gutter along the entire frontage in accordance with City of Rialto Standard Drawings at 20-feet from street centerline.					
122	3/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): 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. Provide 2” conduit and pull boxes to the east side of Spruce Avenue for the continuation of the street light system along the east side.					
123	3/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Construct a 6-foot wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with General Plan and the City of Rialto Standard Drawings.					
124	3/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Construct a 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. 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	3/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): 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	3/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Construct a curb ramp meeting current California State Accessibility standards at the corner of Spruce Avenue and Foothill Boulevard as well as the corner of Spruce Avenue and Grove Avenue in accordance with City of Rialto Standard Drawings.					
127	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Replace Traffic Signal detector loops for the intersection of Foothill Boulevard and Spruce Avenue disrupted by the construction.					
128	3/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SPRUCE AVENUE (Collector Street): Design and submit a plan to address existing drainage in the public right-of-way along Spruce Avenue.					
129	3/12/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Dedicate General Plan approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way of 30-feet from street centerline and corner cutback at the corner of Grove Avenue and Spruce Avenue as well as Grove Avenue and Larch Avenue. 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.					
130	3/12/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): 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. 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 existing pavement improvements.					
131	3/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Construct an 8-inch curb and gutter, located at 18 feet south of centerline along the entire frontage in accordance with City of Rialto Standard Drawings					



Project Conditions City of Rialto

132	3/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings					
133	3/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Construct a 6-feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan and the City of Rialto Standard Drawings.					
134	3/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Construct a 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. 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.					
135	3/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines					
136	3/13/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GROVE AVENUE (Local Road): Construct a curb ramp meeting current California State Accessibility standards at the corner of Grove Avenue and Larch Avenue as well at the corner of Grove Avenue and Spruce Avenue, in accordance with City of Rialto Standard Drawings.					



Project Conditions City of Rialto

137	3/12/2019			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					
138	3/12/2019			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					
139	3/12/2019			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					
140	3/12/2019			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					
141	3/12/2019			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					



Project Conditions City of Rialto

142	3/12/2019			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. The design must include fire hydrants along Larch Avenue, Grove Avenue, Spruce Avenue, and Foothill Boulevard.					
143	3/12/2019			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.					
144	3/12/2019			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					
145	3/12/2019			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 Foothill Boulevard, Spruce Avenue, Larch Avenue, and Grove Avenue. c. Post dust control signage with the following verbiage: "Project Name, WQMP 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"					
146	3/12/2019			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/Paving Plan. A WQMP and Storm Water BMP Transfer, Access and 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 Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the San Bernardino County Recorder's Office prior to issuance of a Certificate of Occupancy.					



Project Conditions City of Rialto

147	3/12/2019			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					
148	3/12/2019			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					
149	3/12/2019			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					
150	3/12/2019			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. All on-site and off-site designs must comply with NPDES stormwater regulations.					
151	3/12/2019			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					



Project Conditions City of Rialto

152	3/12/2019			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					
153	3/12/2019			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					
154	3/12/2019			EN53	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
MAP:					
A Final Tract 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 Tract Map to the Engineering Division as part of the review of the Map. The Final Tract Map shall be approved by the City Council prior to issuance of building permits.					
155	3/14/2019			PD1	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
ALL: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.\r					
156	3/14/2019			PD2	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
All: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.\r					
157	3/14/2019			PD3	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
ALL: Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed/constructed in such a manner as to resist vandalism and/or destruction by hand.\r					



Project Conditions City of Rialto

158	3/14/2019			PD4	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Address shall be illuminated during hours of darkness and prominently placed to be both visible to the front of the location and if applicable, visible to the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway).\r					
159	3/14/2019			PD5	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Exterior security cameras shall be installed at the main entry/exit gates of the development. The security cameras shall be accessible to the Rialto Police Department via the internet.					
160	3/14/2019			PD6	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Install MUTCD approved No Stopping signage along the streets adjacent to the property. (Grove Ave will be exempt from this requirement).					
161	3/14/2019			PD7	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: RESIDENTIAL: Lighting of recreational and play areas. All recreational and play areas, including pool, spa, tiny-tot and common park 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.\r					
162	3/14/2019			PD8	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: RESIDENTIAL: Lighting of carports and garages. All carports and garages shall be illuminated with one (1) foot candle (at surface level) of light during hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and off at dawn.\r					
163	3/14/2019			PD9	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: RESIDENTIAL: Electrically controlled vehicle access gates. All electrically controlled vehicle access gates shall be designed/constructed in such a manner as to resist penetration, removal, or destruction by hand. Electrically controlled vehicle access gates, whether for access or exit, shall be designed/constructed in such a manner as to provide access or exit of one vehicle per operation.\r					
166	3/14/2019			PD12	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: RESIDENTIAL: Cluster Mailboxes. Cluster Mailboxes shall be installed in such a way that they are tamper and vandalism resistant and shall be illuminated during times of darkness.\r					



Project Conditions City of Rialto

167	3/14/2019			PD14	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
Knox boxes: All vehicle gates, shall have, immediately adjacent to them, a Knox box to facilitate the entry of safety personnel. Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand. If attached to any structure other than the gate or pole mount they shall be fully recessed. Knox Boxes shall be equipped with the appropriate keys, for each required location, prior to any occupancy of the development.					
168	3/27/2019			FD-OTHER	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes:					
The applicant shall comply with all requirement of the CFC and Chapter 15.28 (Fire Code) of the Rialto Municipal Code.					
169	9/1/2018			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.					
170	9/1/2018			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.					
171	9/1/2018			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.					
172	9/1/2018			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					
173	9/1/2018			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.					



Project Conditions City of Rialto

174	9/1/2018			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.					
175	3/13/2019			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)					
176	3/13/2019			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes:					
Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: -Multi-unit Rentals (hotel, motel, rooming, lodging, boarding, apartments, min-storage, office rental, commercial/industrial rental property, residential room and board)					
177	3/12/2019			RW-OTHER	PPD CONDITION
RIALTO WATER SERVICE		CHIPPER GREENE			
Notes:					
Water: Rialto Water Services provides water service in the area of the proposed development of sixty-six (66) single-family residences and one hundred eighteen (118) attached townhomes on 15.95 gross acres of land located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue within the Residential-High Density (R-HD) zone of the Foothill Specific Plan. There is an existing 10" ACP water line on Grove Avenue immediately north of the project and an 8" ACP water line immediately south of the project. The City requests that all domestic potable water lines for this project loop, or tie-in, to another existing water main so that there are no dead ends in the distribution system. The City of Rialto Public Works Department requires all water improvements to be constructed according to the City's Construction Standards with one exception; Rialto Water Services recommends the installation of a Clow model # 800 wet barrel fire hydrant in yellow, combined with a Clow model # LBI 400A fire hydrant check valve. Separate meters and accounts will be required for all dwelling units and fire service. The developer shall show proof of all water services being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. These conditions shall be met prior to being issued a Certificate of Occupancy. These forms and a spec sheet for fire hydrants are available at the RWS/Veolia customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Sewer: Rialto Water Services serves sewer in this area. An 8" VCP sewer main exists on Foothill Boulevard immediately south of the project site. 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 forms are available at the RWS/Veolia customer service office on 437 N. Riverside Avenue, Rialto, CA 92376.					

DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)
Multiple-Family Residential - Fee Sheet

Date Prepared 3/12/2019	Building Permit # 0	PPD# 2018-0003A	Applicant Name Christopher Development Group	Fiscal Year Fee 2019-20
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Site Address:	N. of Foothill & Between Larch and Spruce	Lot Size 15.95 AC	Bld Sq. Footage sf
APN:	0128-051-10, 27 & 34		# of Units. 118 du
TRACT/PARCEL MAP		7.4 DU/AC	

*See 2018-0003B for Single-Family Units (70 t

FY 2019-20 Fee Estimate*

Impact Fee Category	Agency	Unit	Fee/Unit	Fee Assessed
Park Development	City of Rialto	118 du	\$ 5,768.01	\$ 680,625.18
Fire Facilities	City of Rialto	118 du	\$ 1,006.07	\$ 118,716.26
General Facilities	City of Rialto	118 du	\$ 1,922.66	\$ 226,873.88
Library Facilities	City of Rialto	118 du	\$ 343.59	\$ 40,543.62
Law Enforcement	City of Rialto	118 du	\$ 1,366.12	\$ 161,202.16
Open Space	City of Rialto	118 du	\$ 137.81	\$ 16,261.58
Storm Drain	City of Rialto	118 du	\$ 1,350.82	\$ 159,396.76
Storm Drain	City of Rialto	### ac	\$ 23,497.97	\$ -
Street Medians	City of Rialto	118 du	\$ 35.16	\$ 4,148.88
Transportation Facilities Fee	City of Rialto	118 du	\$ 2,448.00	\$ 288,864.00
Wastewater Collection	City of Rialto	118 du	\$ 718.12	\$ 84,738.16
Wastewater Connection	City of Rialto	118 du	\$ 1,672.53	\$ 197,358.54
Water Facilities Fees				
Domestic Meter 1"	City of Rialto	118 3/4"	\$ 3,147.46	\$ 371,400.28
Common Area/ Landscape	City of Rialto	1 2"	\$ 16,775.98	\$ 16,775.98
Fire Line Service Development Fee (1")	City of Rialto	118	\$ 600.00	\$ 70,800.00
Total Impact Fee				\$ 2,437,705.28
OTHER FAIR SHARE FEES				
CEQA Fair Shares		N/A		\$ -
Total Fair Share Fees				\$ -
GRAND TOTAL	Per Unit Amount:		\$ 20,658.52	\$ 2,437,705.28

OTHER FEES PAYABLE TO RWS

Notes:

- 1 Drainage fee is assessed upon the higher of the building square footage rate or the acreage rate.
 - 2 Estimate fee. Need actual meter size.
 - 3 Additional Fair Share Traffic Fees may apply based on traffic study and Transportation Commission review.
- *Fees are subject to annual CPI increases effective on 7-1-20 other fees.

Projects that request a fee deferral will be subject to fee increases that become effective prior to the final payment of Fees.
The fee is due at the time of building permit issuance.
This preliminary estimate of Development Impact Fees is deemed to be reliable for budgeting purposes only.
The estimate is not guaranteed and does not include the fees that may be assessed by other agencies.

Recommended By: _____ Date: _____

Approved By: _____ Date: _____

DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)
Single-Family Residential - Fee Sheet

Date Prepared 3/12/2019	Building Permit # 0	PPD# 2018-0003B*	Applicant Name Christopher Development Group	Fiscal Year Fees 2019-20
Site Address:	N. of Foothill & Between Larch and Spruce	Lot Size 15.95 AC	Bld Sq. Footage sf	
APN:	0128-051-10, 27 & 34		# of Units. 66 du	
TRACT/PARCEL MAP		4.1 DU/AC		

*See 2018-0003A for Multi-Family Units (116 Units)

FY 2019-20 Fee Estimate*

Impact Fee Category	Agency	Unit	Fee/Unit	Fee Assessed
Park Development	City of Rialto	66 du \$	6,117.48	\$ 403,753.68
Fire Facilities	City of Rialto	66 du \$	1,066.06	\$ 70,359.96
General Facilities	City of Rialto	66 du \$	2,040.34	\$ 134,662.44
Library Facilities	City of Rialto	66 du \$	364.76	\$ 24,074.16
Law Enforcement	City of Rialto	66 du \$	1,448.48	\$ 95,599.68
Open Space	City of Rialto	66 du \$	606.82	\$ 40,050.12
Storm Drain	City of Rialto	66 du \$	3,983.00	\$ 262,878.00
Storm Drain	City of Rialto	### ac \$	19,582.03	\$ - 1
Street Medians	City of Rialto	66 du \$	53.46	\$ 3,528.36
Transportation Facilities Fee	City of Rialto	66 du \$	3,533.00	\$ 233,178.00
Wastewater Collection	City of Rialto	66 du \$	844.84	\$ 55,759.44
Wastewater Treatment	City of Rialto	66 du \$	1,968.69	\$ 129,933.54
Water Facilities Fees				
SFR Domestic Meter 1"	City of Rialto	66 3/4" \$	3,147.46	\$ 207,732.36 2
Common Area/ Landscape	City of Rialto	1 2" \$	16,775.98	\$ 16,775.98 2
Fire Line Service Development Fee (1")	City of Rialto	66 1" \$	600.00	\$ 39,600.00 2
Total Impact Fee				\$ 1,717,885.72
OTHER FAIR SHARE FEES				
CEQA Fair Shares		N/A	\$	- 3
Total Fair Share Fees				\$ -
GRAND TOTAL	Per Unit Amount:	\$	26,028.57	\$ 1,717,885.72 *

Notes:

- 1 Drainage fee is assessed upon the higher of the building square footage rate or the acreage rate.
 - 2 Estimate fee. Need actual meter size.
 - 3 Additional Fair Share Traffic Fees may apply based on traffic study and Transportation Commission review.
- *Fees are subject to annual CPI increases effective on 7-1-20 other fees.**

Projects that request a fee deferral will be subject to fee increases that become effective prior to the final payment of Fees.
The fee is due at the time of building permit issuance.
This preliminary estimate of Development Impact Fees is deemed to be reliable for budgeting purposes only.
The estimate is not guaranteed and does not include the fees that may be assessed by other agencies.

Recommended By: _____ Date: _____

Approved By: _____ Date: _____

CITY OF RIALTO

DEVELOPMENT SERVICE DEPARTMENT

DEVELOPMENT REVIEW PROCESS SURVEY

DATE: _____ PROJECT NO: PPD 2018-0062 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): ☐ 1 day or less ☐ 2 – 5 days ☐ 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

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