

SUBDIVISION IMPROVEMENT AGREEMENT

by and between

CITY OF RIALTO

and

CH Realty VIII/I Rialto Area South, L.P.
a Delaware limited liability company

SUBDIVISION IMPROVEMENT AGREEMENT BETWEEN

THE CITY OF RIALTO

AND

CH Realty VIII / I Rialto Alder South, L.P.

Agreement Date: September 3, 2019

Subdivider Name: CH Realty VIII / I Rialto Alder South, L.P. (hereinafter "Subdivider")

Subdivision Name: Parcel Tract No. 19968 (No. of Lots: 1) (hereinafter "Subdivision")

Tentative Parcel Map No.: 19968 (Approval Date: 2/20/19) (hereinafter "Approved Tentative Map")

Improvement Plans Approved On: _____ (hereinafter "Plans")

Estimated Total Cost of Improvements: \$ 2,254,747.96
(including on site grading, off site sewer, storm drain and street improvements)

Estimated Total Cost of Monumentation: \$ 3,200.00 (based upon the Plans, including individual lots, subdivision boundary and public improvements)

Security:

Bond Nos.: Performance and Payment 3132355 Monument Bond 3132356
Surety: Great American Insurance Company
- OR -

Irrevocable Standby Letter of Credit No.: _____
Financial Institution: _____
- OR -

Cash/Certificate of Deposit, Agreement Dated: _____
Financial Institution: _____

Designees for the Service of Written Notice:

CITY: City Engineer City of Rialto 150 S. Palm Avenue Rialto, CA 92376 Tel.: (909) 820-2525	SUBDIVIDER: Name: <u>CH Realty VIII / I Rialto Aker Sdn. L.P.</u> Address: <u>3819 Maple Ave.</u> <u>Dallas, TX 75219</u> Tel.: <u>214-661-8209</u>
CITY PROJECT INSPECTOR City of Rialto Public Works Department 335 W. Rialto Avenue Rialto, CA 92376 Tel.: (909) 421-7294	SURETY Name: <u>Great American Insurance Company</u> Address: <u>301 E. Fourth Street</u> <u>Cincinnati, OH 45202</u> Tel.: <u>513-369-5000</u>

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SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (this "Agreement") is entered into this 4 day of September, 2019, by and between the CITY OF RIALTO, a municipal corporation, organized and existing in the County of San Bernardino, under and by virtue of the laws of the State of California, ("CITY"), and CH Realty VII / Rialto Alder South, L.P., a Delaware limited partnership (Subdivider").

RECITALS

A. Subdivider is the owner of, and has obtained approval of a subdivision map identified as **Tentative (Tract/Parcel) Map No. 11162**, (the "Map"), located in the City of Rialto, County of San Bernardino, State of California (the "Property"), as described on Exhibit "A". The Map requires Subdivider to comply with certain conditions of approval for the development of the Property (the "Conditions") as described on Exhibit "B".

B. Pursuant to the Conditions, Subdivider, by the Map, has offered for dedication to City for public use of the streets and easements shown on the Map. City desires to accept the streets and easements shown on the Map for public use, and certain other improvements described in this Agreement.

C. Subdivider has delivered to City, and City has approved, plans and specifications and related documents for certain "Works of Improvement" (as hereinafter defined) which are required to be constructed and installed in order to accommodate the development of the Property.

D. Subdivider's agreement to construct and install the Works of Improvement pursuant to this Agreement and its offer of dedication of the streets, easements and other improvements and facilities, as shown on the Map, are a material consideration to City in approving **(Final/Parcel) Map No. 11162** for the Property and permitting development of the Property to proceed.

COVENANTS

Based upon the foregoing Recitals which are incorporated herein by reference and in consideration of City's approving the Map for the Property and permitting development of the Property to proceed, Subdivider agrees to timely perform all of its obligations as set forth herein.

1. Construction Obligations.

1.1. Works of Improvement. Subdivider agrees, at its sole cost and expense, to construct or install, or cause to be constructed or installed the street, drainage, domestic water, sanitary sewer, street lighting, landscaping, utility, and other improvements (the "Works of Improvement"), as the same may be supplemented and revised from time to time as set forth in this Agreement (said plans and specifications, together with all related documents, the "Plans"). The estimated construction cost for the Works of Improvement is \$ 2,254,747.96.

1.2. Other Obligations Referenced in Conditions of Tentative Map Approval. In addition to the foregoing, Subdivider shall satisfy all of the Conditions on the Map for the Property. The Conditions associated with the Map are included as Exhibit "B" attached hereto.

1.3. Intent of Plans. The intent of the Plans referenced in Section 1.1 is to prescribe a complete work of improvement which Subdivider shall perform or cause to be performed in a manner acceptable to the City Engineer, (or designee), and in full compliance with all codes and the terms of this Agreement. Subdivider shall complete a functional or operable improvement or facility, even though the Plans may not specifically call out all items of work required for Subdivider's contractor to complete its tasks, incidental appurtenances, materials, and the like. If any omissions are made or information necessary to carry out the full intent and meaning of the Plans, Subdivider or its contractor shall immediately notify its design engineer who will seek approval of the City Engineer for furnishing of detailed instructions. In the event of any doubt or question arising regarding the true meaning of any of the Plans, reference shall be made to the City Engineer whose decision thereon shall be final.

Subdivider recognizes that the Plans consist of general drawings. All authorized alterations affecting the requirements and information given on the Plans shall be in writing and approved by the City Engineer. The Plans shall be supplemented by such working or shop drawings as are necessary to adequately control the work. Without the City Engineer's prior written approval, no change shall be made by Subdivider or its contractor to any plan, specification, or working or shop drawing after it has been stamped as approved.

1.4. Survey Monuments. Before final approval of street improvements, Subdivider shall place survey monuments as shown on **(Final/Parcel) Map No. 4468** in accordance with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the City of Rialto. Subdivider shall provide security for such obligation as provided in Section 4.1(a)(iii) and, after setting the monuments, Subdivider shall furnish the City Engineer written notice of the setting of said monuments and written proof of having paid the engineer or surveyor for the setting of said monuments.

1.5. Performance of Work. Subdivider shall furnish or cause to be furnished all materials, labor, tools, equipment, utilities, transportation, and incidentals required to perform Subdivider's obligations under this Agreement.

1.6. Changes in the Work. The City Engineer, without invalidating this Agreement and without notification to any of the sureties or financial institutions referenced in Paragraph 4, may order extra work or may make changes by altering or deleting any portion of the Works of Improvement as specified herein or as deemed necessary or desirable by the City Engineer as determined necessary to accomplish the purposes of this Agreement and to protect the public health, safety, or welfare. The City Engineer shall notify Subdivider or its contractor in writing (by Correction Notice) at the time a determination has been made to require changes in the work. No field changes performed or proposed by Subdivider or its contractor shall be binding on City unless approved in writing by the City Engineer. The City and Subdivider may mutually agree upon changes to the Works of Improvement, subject to the security requirements in Section 4.

1.7. Defective Work. Subdivider shall cause its contractor to repair, reconstruct, replace, or otherwise make acceptable any work found by the City Engineer to be defective.

1.8. No Warranty by City. The Plans for the Works of Improvement have been prepared by or on behalf of Subdivider or its consultants or contractors, and City makes no representation or warranty, express or implied, to Subdivider or to any other person regarding the adequacy of the Plans or related documents.

1.9. Authority of the City Engineer. In addition to the authority granted to the City Engineer elsewhere in this Agreement, the City Engineer shall have the authority to decide all questions which may arise as to the quality and acceptability of materials furnished and work performed, and all questions as to the satisfactory and acceptable fulfillment of the terms of this Agreement by Subdivider and its contractor.

1.10. Documents Available at the Site. Subdivider shall cause its contractor to keep a copy of all approved Plans at the job site and shall give access thereto to the City's inspectors and engineers at all times.

1.11. Inspection. Subdivider shall have an authorized representative on the job site at all times during which work is being done who has full authority to act for Subdivider, or its design engineer, and Subdivider's contractor(s) regarding the Works of Improvement. Subdivider shall cause its contractor to furnish the City with every reasonable facility for ascertaining whether or not the Works of Improvement as performed are in accordance with the requirements and intent of this Agreement, including the Plans. If the City inspector requests it, the Subdivider's contractor, at any time before acceptance of the Works of Improvement, shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Subdivider's contractor shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City Engineer (or designee) shall not be considered as direct control of the individual workmen on the job site. City's inspectors shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement.

The inspection of the work by City shall not relieve Subdivider or its contractor of any obligations to fulfill this Agreement as herein provided, and unsuitable materials or work may be rejected notwithstanding that such materials or work may have been previously overlooked or accepted.

1.12. Compliance With Law; Applicable Standards for Improvements. In addition to the express provisions of this Agreement and the Plans, Subdivider shall cause construction of the Works of Improvement to be completed in accordance with all other applicable federal, state, and local laws, ordinances, rules and regulations. In addition, without limiting the foregoing, the Subdivider shall, at its expense, obtain and comply with the conditions of all necessary permits and licenses for the construction of the Works of Improvement. The Subdivider shall also give all necessary notices and pay all fees and taxes as required by law.

Subdivider shall construct the improvements in accordance with the City standards in effect at the time of the adoption of the Approved Tentative Map. City reserves the right to protect the public safety or welfare or comply with applicable Federal or State law or City zoning ordinances.

1.13. Suspension of Work. The City Engineer shall have authority to order suspension of the work for failure of the Subdivider's contractor to comply with law pursuant to Section 1.12. In case of suspension of work for any cause whatsoever, Subdivider and its contractor shall be responsible for all materials and shall store them properly if necessary, and shall provide suitable interim drainage and/or dust control measures, and erect temporary structures where necessary.

1.14. Erosion and Dust Control and Environmental Mitigation. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The City Engineer shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters.

1.15. Final Acceptance of Works of Improvement. After Subdivider's contractor has completed all of the Works of Improvement, Subdivider shall then request a final inspection of the work. If items are found by the City's inspectors to be incomplete or not in compliance with this Agreement or any of the requirements contained or referenced herein, City will inform the Subdivider or its contractor of such items. After the Subdivider's contractor has completed these items, the procedure shall then be the same as specified above for the Subdivider's contractor's initial request for final inspection. If items are found by City's inspectors to be incomplete or not in compliance after two (2) "final" inspections, the City may require the Subdivider or its contractor, as a condition to performing further field inspections, to submit in writing a detailed

statement of the work performed subsequent to the date of the previous inspection which was found to be incomplete or not in compliance at that time. Subdivider shall be responsible for payment to City Engineer of re-inspection fees in the amount necessary to cover the City's costs for additional final inspections, as determined by the City Engineer.

No inspection or acceptance pertaining to specific parts of the Works of Improvement shall be construed as final acceptance of any part until the overall final acceptance by the City Engineer is made. The City Engineer shall make a certification of completion and acceptance on the Works of Improvement by recordation of a Notice of Acceptance on behalf of the City. Final acceptance shall not constitute a waiver by the City Engineer of defective work subsequently discovered.

The date on which the Works of Improvement will be considered as complete shall be the date of the Notice of Acceptance.

1.16. Vesting of Ownership. Upon recordation of the Notice of Acceptance, ownership of the Works of Improvement shall vest in the City.

1.17. Subdivider's Obligation to Warn Public During Construction. Until recordation of the Notice of Acceptance, Subdivider shall give good and adequate warning to the public of any dangerous condition of the Works of Improvements, and shall take reasonable actions to protect the public from such dangerous condition. Until recordation of the Notice of Acceptance, Subdivider shall provide forty-eight (48) hours' advance written notice to all neighboring property owners and tenants affected by Subdivider's operations or construction of the hours, dates and duration of any planned construction activities.

1.18. Injury to Public Improvements, Public Property or Public Utility. Until recordation of the Notice of Acceptance of the Works of Improvement, Subdivider assumes responsibility for the care and maintenance of, and any damage to, the Works of Improvements. Subdivider shall replace or repair all Works of Improvements, public property, public utility facilities, and surveying or subdivision monuments and benchmarks which are destroyed or damaged for any reason, regardless whether resulting from the acts of the Subdivider, prior to the recordation of the Notice of Acceptance. Subdivider shall bear the entire cost of such replacement or repairs regardless of what entity owns the underlying property. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

Neither the City, nor any officer or employee thereof, shall be liable or responsible for any accident, loss or damage, regardless of cause, occurring to the work or Works of improvements prior to recordation of the Notice of Acceptance of the work or improvements.

2. Time for Performance.

2.1. Commencement and Completion Dates. Subject to Sections 2.2 and 2.3 below, Subdivider shall (i) commence with construction and installation of the Works of Improvement

thirty (30) days following City's approval of the Plans ("Commencement Date"); and (ii) complete or cause to be completed all of the Works of Improvement two (2) years after the Commencement Date. In the event good cause exists as determined by the City Engineer, the time for commencement of construction or completion of the Works of Improvement hereunder may be extended for a period or periods not exceeding two (2) years. Extensions shall be executed in writing by the City Engineer. The City Engineer in his or her sole discretion determines whether or not the Subdivider has established good cause for an extension. As a condition of such extension, the City Engineer may require Subdivider to furnish new security guaranteeing performance of this Agreement, as extended, in an increased amount to compensate for any increase in construction costs as determined by the City Engineer. If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.

2.2. Phasing Requirements. Notwithstanding the provisions of Section 2.1, the City reserves the right to control and regulate the phasing of completion of specific Works of Improvement as required to comply with applicable City ordinances, regulations, and rules relating to the timely provision of public services and facilities. In addition to whatever other remedies the City may have for Subdivider's failure to satisfy such phasing requirements, as the same now exist or may be amended from time to time, Subdivider acknowledges City's right to withhold the issuance of further building permits on the Property until such phasing requirements are satisfied. Prior to issuance of building permits, Subdivider shall provide satisfactory evidence that all applicable requirements that are a condition to issuance of building permits have been satisfied. Such requirements may include the payment of fees, construction of improvements, or both. Final inspections or issuance of Certificates of Occupancy may be withheld from the Subdivider by the City, if, upon a determination by the City Engineer, completion of specific Works of Improvements or other requirements associated with the development of the Property have not been completed to the City Engineer's satisfaction.

2.3. Force Majeure. Notwithstanding the provisions of Section 2.1, Subdivider's time for commencement and completion of the Works of Improvement shall be extended for the period of any enforced delay caused due to circumstances beyond the control and without the fault of Subdivider, including to the extent applicable adverse weather conditions, flood, earthquakes, strikes, lockouts, acts or failures to act of a public agency (including City), required changes to the scope of work required by City, and similar causes; provided, however, that the period of any enforced delay hereunder shall not include any period longer than five (5) days prior to City's receipt of a written notice from Subdivider or its contractor detailing the grounds for Subdivider's claim to a right to extend its time for performance hereunder. The City Engineer shall evaluate all claims to Force Majeure and the City Engineer's decision shall be final.

2.4. Continuous Work. After commencement of construction of the Works of Improvement (or separate portion thereof), Subdivider shall cause such work to be diligently pursued to completion, and shall not abandon the work for a consecutive period or more than thirty (30) days, events of Force Majeure excepted.

2.5. Reversion to Acreage. In addition to whatever other rights City may have due to Subdivider's failure to timely perform its obligations hereunder, Subdivider recognizes that City reserves the right to revert the Property to acreage subject to the limitations and requirements set forth in California Government Code Section 66499.11 through Section 66499.20.1. In this regard, Subdivider agrees that if the Works of Improvement have not been completed on or before the later of two (2) years from the date of this Agreement or within the time allowed herein, whichever is the later, and if City thereafter initiates proceedings to revert the Property to acreage, pursuant to Government Code Section 66499.16, Subdivider hereby consents to such reversion to acreage and agrees that any improvements made by or on behalf of Subdivider shall not be considered in determining City's authority to revert the Property to acreage.

3. Labor.

3.1. Labor Standards. This Agreement is subject to, and Subdivider agrees to comply with, all of the applicable provisions of the Labor Code including, but not limited to, the wage and hour, prevailing wage, worker compensation, and various other labor requirements in Division 2, Part 7, Chapter 1, including section 1720 to 1740, 1770 to 1780, 1810 to 1815, 1860 to 1861, which provisions are specifically incorporated herein by reference as set forth herein in their entirety. Subdivider shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of the Works of Improvement.

3.2. Nondiscrimination. In accordance with the California Fair Employment and Housing Act ("FEHA"), California Government Code Section 12940 *et seq.*, Subdivider agrees that Subdivider, its agents, employees, contractors, and subcontractor performing any of the Works of Improvement shall not discriminate, in any way, against any person on the basis of race, ethnicity, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Subdivider shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of this Agreement.

3.3. Licensed Contractors. Subdivider shall cause all of the Works of improvement to be constructed by contractors and subcontractors with valid California Contractors' licenses for the type of work being performed. All of Subdivider's contractors and subcontractors shall obtain a valid City of Rialto business license prior to performing any work pursuant to this Agreement. Subdivider shall provide the City Engineer with a list of all of its contractors and subcontractors prior to initiating any work, and all valid Contractor's licenses and business licenses issued thereto as a condition of constructing the Works of Improvements.

3.4. Worker's Compensation. Subdivider shall cause every contractor and subcontractor performing any of the Works of Improvement to carry Workers' Compensation Insurance as required by the Labor Code of the State of California and shall cause each such

contractor and subcontractor to submit to City a Certificate of Insurance verifying such coverage prior to such contractor or subcontractor entering onto the job site.

4. Security.

4.1. Required Security.

(a) At the time Subdivider executes this Agreement, Subdivider shall furnish to City the following bonds, letters of credit, instruments of credit (assignment of deposit account) or other security acceptable to City in its sole and absolute discretion and satisfying the requirements of the applicable provisions of this Section 4 below (hereinafter "Security Instruments"):

- (i) A Security Instrument securing Subdivider's faithful performance of all of the Works of Improvement ("Faithful Performance Security Instrument"), in the amount of \$ 2,254,747.96 equal to 100% of the estimated construction cost referenced in Section 1.1.
- (ii) A Security Instrument guaranteeing the payment to contractors, subcontractors, and other persons furnishing labor, materials, and/or equipment ("Labor and Materials Security Instrument") with respect to the Works of Improvement in an amount equal to \$ 2,254,747.96 equal to 100% of the estimated construction cost referenced in Section 1.1.
- (iii) A Security Instrument guaranteeing the payment of the cost of setting monuments as required in Section 1.4 in the amount of \$ 3,200.00 equal to 100% of the cost thereof.

This Agreement shall not be effective for any purpose until such Security Instruments are supplied to and approved by City in accordance herewith.

(b) Required Security Instrument for Maintenance and Warranty. Prior to the City Council's acceptance of the Works of Improvement and recordation of a Notice of Completion, Subdivider shall deliver a Security Instrument warranting the work accepted for a period of one (1) year following said acceptance ("Maintenance and Warranty Security Instrument"), in the amount of \$ 338,212.19 equal to 15% of the estimated construction cost set forth in Section 1.1 or a suitable amount determined by the City Engineer.

4.2. Form of Security Instruments. All Security Instruments shall be in the amounts required under Section 4.1 (a) or 4.1(b), as applicable, shall meet the following minimum requirements and otherwise shall be in a form provided by City or otherwise approved by the City Attorney:

(a) Bonds. For Security Instruments provided in the form of bonds, any such bond must be issued and executed by an insurance company or bank authorized to transact surety business in the State of California. Any insurance company acting as surety shall have a minimum rating of A-IX, as rated by the current edition of Best's Key Rating Guide published by A.M. Best's Company, Oldwick, New Jersey, 08858. Any bank acting as surety shall have a minimum rating of AA, as rated by Moody's or Standard & Poor's.

(b) Letters of Credit. For Security Instruments which are letters of credit, any letter of credit shall be an original separate unconditional, irrevocable, negotiable and transferable commercial letter of credit issued by a financial institution with offices in the State of California acceptable to City. Any such letter of credit shall specifically permit City to draw on same by unilateral certification of the City Engineer of the City that Subdivider is in default under its payment or performance obligations hereunder or in the event Subdivider fails to deliver a replacement letter of credit not less than thirty (30) days prior to the date of expiration of any such letter of credit and shall further be subject to the provisions of Section 4.4.

(c) Instrument of Credit. For Security Instruments which are Instruments of Credit, any Instrument of Credit shall be an assignment of deposit account assigning as security to City all of Subdivider's interest in funds on deposit in one or more bank accounts with financial institutions acceptable to City.

(d) General Requirements for all Security Instruments.

- (i) Payments under any Security Instruments shall be required to be made (and, with respect to bonds, litigation shall be required to be instituted and maintained) in the City of Rialto, State of California (and the Security Instrument shall so provide).
- (ii) Each Security Instrument shall have a minimum term of one (1) year after the deadline for Subdivider's completing the Works of Improvement, in accordance with Section 2.1 (other than Instruments of Credit, which shall have no defined term or expiration date).
- (iii) Each Security Instrument shall provide that changes may be made in the Works of Improvement pursuant to the terms of this Agreement without notice to any issuer or surety and without affecting the obligations under such Security Instrument.
- (iv) If the Subdivider seeks to replace any security with another security, the replacement shall: (1) comply with all the requirements for security in this Agreement; (2) be provided by the Subdivider to the

City Engineer; and (3) upon its written acceptance by the City Engineer, be deemed a part of this Agreement. Upon the City Engineer's acceptance of a replacement security, the former security may be released by the City.

4.3. Subdivider's Liability. While no action of Subdivider shall be required in order for City to realize on its security under any Security Instrument, Subdivider agrees to cooperate with City to facilitate City's realization under any Security Instrument, and to take no action to prevent City from such realization of any Security Instrument. Notwithstanding the giving of any Security Instrument or the subsequent expiration of any Security Instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Subdivider shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefor, deliver to City such substitute security as City shall require satisfying the requirements in this Section 4.

4.4. Letters of Credit.

(a) In the event a letter of credit is given pursuant to Section 4.2(b), City shall be entitled to draw on any such letter of credit if a replacement letter of credit (expiring in not less than one (1) year, unless City agrees to a lesser term in City's sole and absolute discretion) is not delivered not less than thirty (30) days prior to the expiration of the original letter of credit, such substitute letter of credit being in the same amount and having the terms and conditions as the initial letter of credit delivered hereunder, issued by a financial institution acceptable to City as of the date of delivery of the replacement letter of credit.

(b) In the event of draw by the City on a letter of credit, the City may elect, in its sole and absolute discretion, to apply any such funds drawn to the obligations secured by such letter of credit or to hold such funds in an account under the control of the City, with no interest accruing thereon for the benefit of the Subdivider. If the City elects to hold the funds in an account pursuant to the foregoing, City may thereafter at any time elect instead to apply such funds as provided in the foregoing. Subdivider agrees and hereby grants City a security interest in such account to the extent required for City to realize on its interests therein, and agrees to execute and deliver to City any other documents requested by City in order to evidence the creation and perfection of City's security interest in such account.

4.5. Release of Security Instruments. The City shall release all Security Instruments consistent with Government Code Sections 66499.7 and 66499.8 and as follows:

(a) City shall release the Faithful Performance Security Instrument and Labor and Materials Security Instrument when all of the following have occurred:

- (i) Subdivider has made written request for release and provided evidence of satisfaction of all other requirements in this Section 4.5;
- (ii) the Works of Improvement have been accepted;
- (iii) Subdivider has delivered the Maintenance and Warranty Security Instrument; and
- (iv) after passage of the time within which lien claims are required to be made pursuant to Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. If lien claims have been timely filed, City shall hold the Labor and Materials Security Instrument until such claims have been resolved, Subdivider has provided a statutory bond, or otherwise as required by applicable law.

(b) City shall release the Maintenance and Warranty Security Instrument upon Subdivider's written request upon the expiration of the warranty period, and settlement of any claims filed during the warranty period.

(c) The City may retain from any security released, an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney's fees.

5. Cost of Construction and Provision of Inspection Service.

5.1. Subdivider Responsible for All Costs of Construction. Subdivider shall be responsible for payment of all costs incurred for construction and installation of the Works of Improvement. In the event Subdivider is entitled to reimbursement from City for any of the Works of Improvement, such reimbursement shall be subject to a separate Reimbursement Agreement to be entered into between Subdivider and City prior to construction of the Works of Improvement.

5.2. Payment to City for Cost of Related Inspection and Engineering Services. Subdivider shall compensate City for all of City's costs reasonably incurred in having its authorized representative make the usual and customary inspections of the Works of Improvement. In addition, Subdivider shall compensate City for all design, plan check, evaluating any proposed or agreed-upon changes in the work. The procedures for deposit and payment of such fees shall be as established by the City. In no event shall Subdivider be entitled to additional inspections or a final inspection and acceptance of any of the Works of Improvement until all City fees and charges have been fully paid, including without limitation, charges for applicable penalties and additional required inspections.

6. Acceptance of Offers of Dedication. The City Council shall pass as appropriate resolution or resolutions accepting all offers of dedication shown on the Map for the Property, with acceptance to become effective upon completion and acceptance by City of the Works of Improvement. Such resolution(s) shall authorize the City Clerk to execute the Certificate made a part of the Map regarding said acceptance of the offer of dedication.

7. Warranty of Work. Subdivider shall guarantee all Works of Improvement against defective materials and workmanship for a period of one (1) year from the date of final acceptance. If any of the Works of Improvement should fail or prove defective within said one (1) year period due to any reason other than improper maintenance, or if any settlement of fill or backfill occurs, or should any portion of the Works of Improvement fail to fulfill any requirements of the Plans, Subdivider, within fifteen (15) days after written notice of such defects, or within such shorter time as may reasonably be determined by the City in the event of emergency, shall commence to repair or replace the same together with any other work which may be damaged or displaced in so doing. Should Subdivider fail to remedy defective material and/or workmanship or make replacements or repairs within the period of time set forth above, City may make such repairs and replacements and the actual cost of the required labor and materials shall be chargeable to and payable by Subdivider. The warranty provided herein shall not be in lieu of, but shall be in addition to, any warranties or other obligations otherwise imposed by law.

8. Default.

8.1. Default by Subdivider. Default by Subdivider shall include, but not be limited to:

- (a) Subdivider's failure to timely commence construction of Works of Improvement under this Agreement;
- (b) Subdivider's failure to timely complete construction of the Works of Improvement;
- (c) Subdivider's failure to perform substantial construction work for a period for 20 consecutive calendar days after commencement of the work;
- (d) Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Subdivider fails to discharge within 30 days;
- (e) The commencement of a foreclosure action against the subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or
- (f) Subdivider's failure to perform any other obligation under this Agreement.

8.2. Remedies. The City reserves all remedies available to it at law or in equity for a default or breach of Subdivider's obligations under this Agreement. The City shall have the right,

subject to this Section, to draw upon or use the appropriate security to mitigate the City's damages in the event of default by Subdivider. The City's right to draw upon or use the security is in addition to any other remedy available to City. The parties acknowledge that the estimated costs and security amounts may not reflect the actual cost of construction of the improvements and, therefore, City's damages for Subdivider's default shall be measured by the cost of completing the required improvements. The City may use the sums provided by the securities for the completion of the Works of Improvement in accordance with the plans. In the event the Subdivider fails to cure any default under this Agreement within 20 days after the City mails a notice of such default to the Subdivider and the Subdivider's surety, Subdivider authorizes the City to perform the obligation for which Subdivider is in default and agrees to pay the entire cost of such performance by the City. The City may take over the work and complete the Works of Improvement, by contract or by any other method City deems appropriate, at the expense of the Subdivider. In such event, City, without liability for doing so, may complete the Works of Improvement using any of Subdivider's materials, appliances, plans and other property that are at the work site and that are necessary to complete the Works of Improvement.

8.3. Notice of Violation. The Subdivider's failure to comply with the terms of this Agreement constitutes Subdivider's consent for the City to file a notice of violation against all the lots in the Subdivision, or to rescind or otherwise revert the Subdivision to acreage. Subdivider specifically recognizes that the determination of whether a reversion to acreage or rescission of the Subdivision constitutes an adequate remedy for default by the Subdivider shall be within the sole discretion of the City.

8.4. Remedies Not Exclusive. In any case where this Agreement provides a specific remedy to City for a default by Subdivider hereunder, the Subdivider agrees that the choice of remedy or remedies for Subdivider's breach shall be in the discretion of the City. Additionally, any remedy specifically provided in this Agreement shall be in addition to, and not exclusive of, City's right to pursue any other administrative, legal, or equitable remedy to which it may be entitled.

8.5. Attorney's Fees and Costs. In the event that Subdivider fails to perform any obligation under this Agreement, Subdivider agrees to pay all costs and expenses incurred by City in securing performance of such obligations, including costs of suit and reasonable attorney's fees. In the event of any dispute arising out of Subdivider's performance of its obligations under this Agreement or under any of the Security Instruments referenced herein, the prevailing party in such action, in addition to any other relief which may be granted, shall be entitled to recover its reasonable attorney's fees and costs. Such attorney's fees and cost shall include fees and costs on any appeal, and in addition a party entitled to attorney's fees and costs shall be entitled to all other reasonable costs incurred in investigating such action, taking depositions and discovery, retaining expert witnesses, and all other necessary and related costs with respect to the litigation. All such fees and costs shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

8.6. Waiver. No waiver by the City of any breach or default by the Subdivider shall be considered valid unless in writing, and no such waiver by the City shall be deemed a waiver of any subsequent breach or default by the Subdivider.

9. Indemnity/Hold Harmless. City or any officer, employee or agent thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents, employees, contractors and subcontractors in the performance of this Agreement. Subdivider further agrees to protect, defend, indemnify and hold harmless City, its officials, boards and commissions, and members thereof, agents, and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omissions of Subdivider, its agents, employees, contractors and subcontractors in the performance of this Agreement, except for such claims, demands, causes of action, liability or loss arising out of the sole active negligence of the City, its officials, boards, commissions, the members thereof, agents and employees, including all claims, demands, causes of action, liability or loss because of or arising out of, in whole or in part, the design or construction of the improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said Subdivision, and the public improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design and construction of public drainage systems, streets and other improvements. Recordation of the Notice of Acceptance by the City of the Works of Improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section. City shall not be responsible for the design or construction of the property to be dedicated or the improvements pursuant to the approved improvement plans or map, regardless of any negligent action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design.

After recordation of the Notice of Acceptance, the Subdivider shall remain obligated to eliminate any latent defect in design or dangerous condition caused by the design or construction defect; however, Subdivider shall not be responsible for routine maintenance. The provisions of this paragraph shall remain in full force and effect for ten (10) years following the recordation of the Notice of Acceptance by the City of the Works of Improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this Agreement and that City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving or reviewing any work or construction. The improvement security shall not be required to cover the provisions of this Paragraph.

Subdivider shall reimburse the City for all costs and expenses, including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs, incurred by City in enforcing this Section.

10. Subdivider's Indemnity of Project Approval. Subdivider shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City, advisory agency, appeal board, or legislative body concerning the Subdivision. The City shall promptly notify the Subdivider of any claim, action, or proceeding and cooperate fully in the defense of any such claim, action, or proceeding. In the event City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this Section prohibits the City from participating in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless the settlement is approved by the Subdivider.

11. Insurance Requirements. Subdivider, at Subdivider's sole cost and expense and for the full term of this Agreement and any extensions thereto, shall obtain and maintain all of the following minimum insurance requirements in a form approved by the City's authorized designee for Risk Management prior to commencing any work:

(a) Commercial General Liability policy with a minimum \$1 million combined single limit for bodily injury and property damage providing all of the following minimum coverage without deductibles:

- (i) Premises operations; including X, C, and U coverage;
- (ii) Owners' and contractors' protection;
- (iii) Blanket contractual;
- (iv) Completed operations; and
- (v) Products.

(b) Commercial Business Auto policy with a minimum \$1 million combined single limit for bodily injury and property damage, providing all of the following minimum coverage without deductibles:

- (i) Coverage shall apply to any and all leased, owned, hired, or non-owned vehicles used in pursuit of any of the activities associated with this Agreement; and

- (ii) Any and all mobile equipment including cranes which are not covered under the above Commercial Business Auto policy shall have said coverage provided under the Commercial General Liability policy.
- (c) Workers Compensation and Employers' Liability policy in accordance with the laws of the State of California and providing coverage for any and all employees of the Subdivider:
 - (i) This policy shall provide coverage for Workers' Compensation (Coverage A); and
 - (i) This policy shall provide coverage for \$1,000,000 Employers' Liability (Coverage B).
 - (ii) Pursuant to Labor Code section 1861, Subdivider by executing this Agreement certifies: *"I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."*
 - (iii) Prior to commencement of work, the Subdivider shall file with the City's Risk Manager a Certificate of Insurance or certification of permission to self-insure workers' compensation conforming to the requirements of the Labor Code.
- (d) Endorsements. All of the following endorsements are required to be made a part of each of the above-required policies as stipulated below:
 - (i) "The City of Rialto, its officers, employees and agents are hereby added as additional insureds."
 - (ii) "This policy shall be considered primary insurance with respect to any other valid and collectible insurance the City may possess, including any self- insured retention the City may have and any other insurance the City does possess shall be considered excess insurance only."
 - (iii) "This insurance shall act for each insured and additional insured as though a separate policy has been written for each. This, however, will not act to increase the limit of the insuring company."

- (iv) "Thirty (30) days prior written notice of cancellation shall be given to the City of Rialto in the event of cancellation and/or reduction in coverage, except that ten (10) days prior written notice shall apply in the event of cancellation for non-payment of premium." Such notice shall be sent to the Risk Manager at the address indicated in Subsection f below.
- (v) Subsection d(iv) hereinabove "Cancellation Notice" is the only endorsement required of the Workers' Compensation and Employers' Liability policy.
- (e) Admitted Insurers. All insurance companies providing insurance to the Subdivider under this Agreement shall be admitted to transact the business of insurance by the California Insurance Commissioner.
- (f) Proof of Coverage. Copies of all required endorsements shall be attached to the Certificate of Insurance which shall be provided by the Subdivider's insurance company as evidence of the coverage required herein and shall be mailed to:

City of Rialto
Risk Management
150 S. Palm Avenue
Rialto, CA 92376

12. Environmental Warranty.

12.1. Prior to the acceptance of any dedications or Works of Improvement by City, Subdivider shall provide City with a written warranty in a form substantially similar to Exhibit "C" attached hereto and incorporated herein by reference, that:

- (a) Neither the property to be dedicated nor Subdivider are in violation of any environmental law, and neither the property to be dedicated nor the Subdivider are subject to any existing, pending or threatened investigation by any federal, state or local governmental authority under or in connection with the environmental laws relating to the property to be dedicated.
- (b) Neither Subdivider nor any other person with Subdivider's permission to be upon the property to be dedicated shall use, generate, manufacture, produce, or release, on, under, or about the property to be dedicated, any Hazardous Substance except in compliance with all applicable environmental laws. For the purposes of this Agreement, the term "Hazardous Substances" shall mean any substance or material which is capable of posing a risk of injury to health, safety or property, including all those materials and substances designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy,

including but not limited to, all of those materials and substances defined as "Toxic Materials" in Sections 66680 through 66685 of Title 22 of the California Code of Regulations, Division 4, Chapter 30, as the same shall be amended from time to time, or any other materials requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

(c) Subdivider has not caused or permitted the release of, and has no knowledge of the release or presence of, any Hazardous Substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

(d) Subdivider's prior and present use of the property to be dedicated has not resulted in the release of any hazardous substance on the property to be dedicated.

12.2. Subdivider shall give prompt written notice to City of:

(a) Any proceeding or investigation by any federal, state or local governmental

(b) authority with respect to the presence of any hazardous substance on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

(c) Any claims made or threatened by any third party against City or the property to be dedicated relating to any loss or injury resulting from any hazardous substance; and

(d) Subdivider's discovery of any occurrence or condition on any property adjoining or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability or suit under any environmental law.

13. General Provisions.

13.1. Successors and Assigns. This Agreement shall be binding upon all successors and assigns to Subdivider's right, title, and interest in and to the Property and any portion thereof. Subdivider hereby consents to City recording this Agreement as official records of San Bernardino County, affecting fee title interest to the Property to provide constructive notice of the rights and obligations incurred by Subdivider in the City's approval of this Agreement. In the event the Property is subsequently conveyed by Subdivider to a third party prior to completion of the Works of Improvement, whereby the third party is intended to assume Subdivider's responsibilities with regard to this Agreement, (the "Replacement Subdivider"), the rights and obligations of this Agreement shall transfer to the Replacement Subdivider; however, the

Security Instruments required pursuant to Section 4 of this Agreement, and furnished by Subdivider as a condition of the City's approval of this Agreement, shall remain Subdivider's responsibility to maintain until such time as Subdivider and its Replacement Subdivider enter into a Transfer and Assignment of Subdivision Agreement, (the "Transfer Agreement"), to acknowledge the transfer of fee title to the Property from the Subdivider to its Replacement Subdivider, and to acknowledge the rights and obligations associated with this Agreement upon the Replacement Subdivider, including Replacement Subdivider's responsibility to furnish replacement Security Instruments meeting the City's approval pursuant to Section 4 of this Agreement. Until such time as a Transfer Agreement, meeting the City's approval, is executed by Subdivider and its Replacement Subdivider, and replacement Security Instruments meeting City's approval are furnished by the Replacement Subdivider, Subdivider retains sole responsibility for maintaining all Security Instruments required pursuant to Section 4 of this Agreement.

13.2. No Third Party Beneficiaries. This Agreement is intended to benefit only the parties hereto and their respective successors and assigns. Neither City nor Subdivider intend to create any third party beneficiary rights in this Agreement in any contractor, subcontractor, member of the general public, or other person or entity.

13.3. No Vesting Rights. Performance by the Subdivider of this Agreement shall not be construed to vest Subdivider's rights with respect to any change in any zoning or building law or ordinance.

13.4. Subdivider is Not Agent of City. Neither Subdivider nor Subdivider's agents, contractors, or subcontractors are agents or contractors of the City in connection with the performance of Subdivider's obligations under this Agreement.

13.5. Time of the Essence. Time is of the essence of Subdivider's performance of all of its obligations under this Agreement.

13.6. Notices. Unless otherwise specified in this Agreement, all notices required or provided for under this Agreement shall be in writing and delivered in person or sent by mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notice shall be provided to the persons listed on Pages 1 and 2 of this Agreement by the parties for this purpose.

Either party may provide a new designated representative and/or address by written notice as provided in this Section.

13.7. No Apportionment. Nothing contained in this Agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other subdividers for the apportionment of costs of water and sewer mains, or other improvements pursuant to the provisions of the City

ordinances providing therefore. Nor shall anything in the Agreement commit City to any such apportionment.

13.8. Severability. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

13.9. Captions. The captions of this Agreement are for convenience and reference only and shall not be used in the interpretation of any provision of this Agreement.

13.10. Incorporation of Recitals. The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

13.11. Interpretation. This Agreement shall be interpreted in accordance with the laws of the State of California.

13.12. Entire Agreement; Waivers and Amendments. This Agreement integrates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof, except as may be expressly provided herein. All waivers of the provisions of this Agreement must be in writing and signed by an authorized representative of the party to be charged, and all amendments hereto must be in writing and signed by the appropriate representatives of both parties.

13.13. Counterparts. This Agreement may be executed in one or more counterparts, all of which taken together shall be deemed one original.

14. Authority. The persons executing this Agreement on behalf of the parties warrant the (i) party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into of this Agreement does not violate any provisions of any other Agreement to which said party is bound.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the City and the Subdivider have caused this Agreement to be executed the day and year first above written.

CITY OF RIALTO, CALIFORNIA

SUBDIVIDER

By _____
Deborah Robertson
Mayor

By: See Attached Exhibit A

Title: _____

ATTEST:

By _____
Barbara A. McGee
City Clerk

APPROVED AS TO FORM:

By _____
Fred Galante, Esq.
City Attorney

RECOMMENDED:

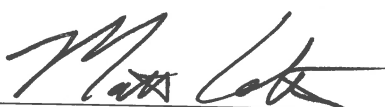
By _____
Sean Grayson
Acting Public Works Director

Exhibit A

**CH REALTY VIII/I RIALTO ALDER SOUTH,
L.P., a Delaware limited partnership**

By: CH Realty VIII/I Rialto Alder South GP,
L.L.C., a Delaware limited liability company,
its general partner

By: Fund VIII Managers, L.L.C.,
a Texas limited liability company,
its manager

By: 
Name: Matthew E. Colter
Title: Vice President

By: Raquel Morales
Signature (notarized)

Name: Matthew E. Colter
Title: Vice President

(This Agreement must be signed in the above space by one who can show they have authority to bind the Subdivider for purposes of this Agreement.)

State of Texas)

County of Dallas)

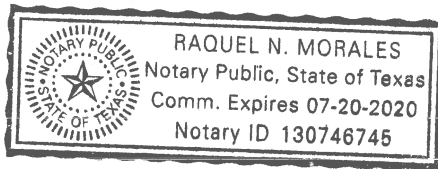
On September 17, 2019
before me, Raquel N. Morales
personally appeared Matthew E. Colter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Notary Signature:

Notary Seal:



By: _____
Signature (notarized)

Name: _____
Title: _____

(This Agreement must be signed in the above space by one who can show they have authority to bind the Subdivider for purposes of this Agreement.)

State of _____)

County of _____)

On _____
before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Notary Signature:

Notary Seal:

EXHIBIT "A"

PARCEL MAP NO. 19968 LEGAL DESCRIPTION

Parcel Map No. 19968, as recorded in Map Book _____, Pages _____ through _____ inclusive, records of San Bernardino County, California.

Exhibit "A"

EXHIBIT "B"

TENTATIVE PARCEL MAP NO. 19968 CONDITIONS OF APPROVAL

The Conditions issued to Subdivider for development of the Property follow this page.



City of Rialto

California

February 25, 2019

PI Development, LLC - Terri Allen
6272 E. Pacific Coast Highway
Long Beach, CA 90803

RE: Precise Plan of Design No. PPD2018-0025 (MC2018-0028) A request to develop a 255,173 square foot industrial warehouse facility on 10.48 acres of land located at the northwest corner of Alder Avenue and Baseline Road (APN: 0240-201-10, -12 through -15, -18, -38, -42 and -44 through -47) within the Employment (EMP) zone of the Renaissance Specific Plan.

Dear PI Development, LLC - Terri Allen:

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, February 20, 2019, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. PPD2018-0025**, subject to the attached requirements.

Approval of Precise Plan of Design No. PPD2018-0025 shall not be final until the Applicant has signed the enclosed Statement of Acceptance of Conditions of Approval. The Building and Public Works Department will not begin plan checking for building or grading permits until the signed Statement of Acceptance has been filed with the Planning Division.

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

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

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

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

Sincerely,



Gina M. Gibson-Williams
Planning Manager

Enclosures: PPD No. PPD2018-0025 Conditions

cc: Development Review Committee (via email)
PI DEVELOPMENT, LLC - TERRI ALLEN (via email)



City of Rialto

California

DEVELOPMENT REVIEW COMMITTEE

STATEMENT OF ACCEPTANCE

I, CH Realty VIII/I Rialto Alder South, L.P., dba _____, do hereby state that I am aware of all Conditions of Approval for **Precise Plan of Design No. 2018-0025 (MC2018-0028)** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated August 13, 2019.

See Attached Exhibit A

(Print Name/Title)

(Signature)

(Date)

Exhibit A

**CH REALTY VIII/I RIALTO ALDER SOUTH,
L.P., a Delaware limited partnership**

By: CH Realty VIII/I Rialto Alder South GP,
L.L.C., a Delaware limited liability company,
its general partner

By: Fund VIII Managers, L.L.C.,
a Texas limited liability company,
its manager

my

Ben C. Doherty

By: _____

Name: Ben C. Doherty

Title: Vice President

CITY OF RIALTO

DEVELOPMENT SERVICE DEPARTMENT

DEVELOPMENT REVIEW PROCESS SURVEY

DATE: _____ PROJECT NO: PPD2018-0025 CONTACT PERSON: _____ PHONE: _____

COMPANY/ORGANIZATION: _____

ADDRESS: _____

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

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

Any additional comments/suggestions: _____

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

City of Rialto

Development Review Committee (DRC)

DEPARTMENT & DIVISION CONTACTS

PLANNING DIVISION

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

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

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

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

BUSINESS LICENSING DIVISION

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

ECONOMIC DEVELOPMENT DIVISION

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

RIALTO WATER SERVICES

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

BUILDING DIVISION

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

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

POLICE DEPARTMENT

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

PUBLIC WORKS DEPARTMENT

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

FIRE DEPARTMENT

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

ADMINISTRATION DEPARTMENT

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

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



Project Conditions

City of Rialto

Project Number: PPD2018-0025

Description: 255,173 SF WH ALDER & BASE LINE

Applied: 3/20/2018

Approved: 2/20/2019

Site Address: ALDER AVE

Closed:

Expired: 2/20/2020

City, State Zip Code: RIALTO, CA 92376

Status: APPROVED

Applicant: PI DEVELOPMENT, LLC - TERRI ALLEN

Parent Project: MC2018-0028

Owner: CH REALTY VIII/I RIALTO ALDER SOUTH LP

Contractor: <NONE>

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	3/22/2018			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					
2	3/22/2018			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					
3	3/22/2018			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.					
4	3/22/2018			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)					
5	3/22/2018			B5	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Any and all deferred submittals must be approved prior to first submittal					



Project Conditions City of Rialto

6	3/22/2018			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					
7	3/22/2018			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					
8	3/22/2018			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					
9	3/22/2018			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					
10	3/22/2018			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					
11	3/22/2018			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					
12	3/22/2018			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					



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13	3/22/2018			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					
14	3/22/2018			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					
15	3/22/2018			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					
16	3/22/2018			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					
17	3/22/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
18	3/22/2018			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					
19	3/22/2018			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					



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20	3/22/2018			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					
21	3/22/2018			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					
22	3/22/2018			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					
23	3/22/2018			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					
24	3/22/2018			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					
25	3/22/2018			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					
26	3/22/2018			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					



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27	3/22/2018			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.					
28	3/22/2018			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					
29	3/22/2018			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					
30	3/22/2018			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					
31	3/22/2018			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					
32	3/22/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
33	3/22/2018			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					
34	3/22/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Per Rialto Fire, provide permanent or temporary fire protection before construction					



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35	3/22/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
No "Future" or "Proposed" items on plans					
36	3/30/2018			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.					
37	3/30/2018			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.					
38	3/30/2018			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.					
39	3/30/2018			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					
40	3/30/2018			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.					
41	3/30/2018			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 contactors and suppliers to designate the City of Rialto as the point of sale for all taxable materials and equipment purchased for the project.					



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42	3/30/2018			ED8	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall establish and register the premises as a point of sale through the State Board of Equalization. Applicant/Developer shall report all taxable transactions conducted at, on or through the business operations located on the premises.					
43	3/30/2018			ED9	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Project is located within the Renaissance Specific Plan Area and is subject to the Renaissance Specific Plan /EIR Fee and the Renaissance Specific Plan Fair Share Traffic Fee.					
44	3/30/2018			ED10	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: The City of Rialto is currently developing a smarter advanced logistics and transportation system that will report, monitor and coordinate truck trips coming into and leaving the local and regional transportation and roadway network. If implemented by the City of Rialto and/or another regional transportation agency(ies), all distribution warehouses, logistics companies or other businesses dependent upon the shipment of goods that maintain and operate a facility in the City of Rialto will be asked to participate in and subscribe to this advanced logistics transportation system, which will monitor, track and coordinate all truck trips and shipments of goods into and out of the City of Rialto and the regional transportation system. As may be approved, enacted or implemented by the City or other local, regional or State government agency, all PCE trips generated may be subject to a time of use, congestion, roadway impact pricing, and/or be eligible for carbon credits or reductions or off-sets to such time of use mitigation fees that may be imposed for coordinating shipments of goods during off peak hours.					
45	4/4/2018			PD1	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed / constructed in such a manner as to automatically turn on at dusk and turn off at dawn					
46	4/4/2018			PD2	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed / constructed in such a manner as to automatically turn on at dusk and turn off at dawn					
47	4/4/2018			PD5	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: Lighting of truck well / dock areas. All loading dock areas and truck well areas shall be provided with a minimum of two (2) foot candles power as measured at the surface level. Lighting shall be designed / constructed in such a manner as to turn on at dusk and off at dawn automatically					



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48	4/4/2018			PD6	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed / constructed in such a manner as to resist vandalism and/or destruction by hand					
49	4/4/2018			PD9	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
Knox boxes. The main gate, main doors to the building, and at least one rear door, shall have, immediately adjacent to them, a Knox box to facilitate the entry of safety personnel. Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand, and be recessed into the building					
50	4/4/2018			PD17	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
The address for the location shall be illuminated during hours of darkness					
51	4/4/2018			BL1	PPD CONDITION
BUSINESS LICENSE DIV		GINA GIBSON WILLIAMS			
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)					
52	4/4/2018			BL4	PPD CONDITION
BUSINESS LICENSE DIV		GINA GIBSON WILLIAMS			
Notes:					
Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax: Distribution Centers					
53	2/19/2019			RW-OTHER	PPD CONDITION
RIALTO WATER SERVICE		CHIPPER GREENE			
Notes:					
Water: Rialto Water Services does not serve water in the area of the proposed development located on the NWC of Baseline Avenue and Tamarind Avenue. The developer shall show proof of service being established with Fontana Water Company (FWC) and an authorization form signed to allow FWC to release water consumption information to Rialto Water Services (RWS) shall be completed prior to being issued a Certificate of Occupancy. All forms are available at the RWS/Veolia customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Sewer: Rialto Water Services serves sewer in the area of the proposed development. There is a 12" VCP sewer main that exists on Alder Avenue immediately east of the property. The City of Rialto Public Works Department requires all sewer improvements to be constructed according to the City's Construction Standards. The developer shall show proof of service being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. These documents can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Industrial Pretreatment: The City of Rialto's Industrial Pretreatment Coordinator requires the applicant to submit a Non-Residential Sewer Service Application (IMP-01-A1). The applicant shall identify all process wastestreams (if any) and business operations that may have a potential to adversely impact the City's sewer conveyance system, wastewater treatment facilities, or its workers. The Industrial Pretreatment Coordinator will evaluate the submitted application and make a determination of classification. An application processing fee may apply. This application can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376.					



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54	2/19/2019			P1	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: Approval of Precise Plan of Design No. 2018-0025 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.					
55	2/19/2019			P2	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: Approval of Precise Plan of Design No. 2018-0025 shall comply with all applicable sections of the Rialto Municipal Code and all other applicable State and local laws and ordinances.					
56	2/19/2019			P3	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: The development shall conform to the site-plan, floor plans, elevations, and conceptual landscape plan received by the Planning Division on January 15, 2019, except as required to be modified based on the conditions of approval contained herein					
57	2/19/2019			P4	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: All conditions of approval contained within Planning Commission Resolution Nos. 19-06, 19-07, and 19-08 shall be adhered to at all times					
58	2/19/2019			P5	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.					
59	2/19/2019			P6	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		GENERAL	
Notes: The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Precise Plan of Design No. 2018-0025. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					
60	2/19/2019			P7	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes: The truck court shall be incorporate a solid screen wall at a height and locations necessary to screen the view of all truck trailers and dock doors from public view. The Precise Grading Plan shall demonstrate Top of Wall ("T.W.") heights at 14 feet above the Finished Surface ("F.S.") of truck court per the aforementioned criteria prior to the issuance of a grading permit. Additionally, the Precise Grading Plan shall include cross-sections for the screen wall that demonstrate adequate screening per the aforementioned criteria prior to the issuance of a grading permit.					



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61	2/19/2019			P8	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
The proposed public art shall be setback a minimum of five (5) feet behind the landscape easements. The exact location of the public art shall be identified on the precise grading plan prior to the issuance of a grading permit. An elevation detail for the public art shall be included in the formal building plan check submittal prior to the issuance of buildings permits.					
62	2/19/2019			P9	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
Decorative pavement shall be provided at all vehicular access points to the site. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth of thirty (38) feet as measured from the public right-of-way along Baseline Road and a minimum depth of forty (40) feet as measured from the property line along Alder Avenue. Decorative pavement means decorative pavers and/or color stamped concrete. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit, and it shall also be identified on the site plan within the formal building plan check submittal prior to the issuance of building permits. The type of decorative pavement shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
63	2/19/2019			P10	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
Undulating berms shall be incorporated within the landscape setback along both Baseline Road and Alder Avenue. The highest part of the berms shall be at least three (3) feet in height. The berms shall not encroach into any part of the landscape easements. The berms shall be identified on the Precise Grading Plan prior to the issuance of a grading permit. The berms shall also be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
64	2/19/2019			P11	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
All retention basins required for WQMP shall not be located within the required setback.					
65	2/19/2019			P12	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
Prior to issuance of a grading permit, the Applicant shall coordinate with the Gabrieleno Band of Mission Indians-Kizh Nation (Kizh Nation) to provide an on-site tribal monitor for all ground disturbance activities. Applicant shall provide the City with documented proof of monitoring coordination with the Kizh Nation prior to issuance of a grading permit.					
66	2/19/2019			P13	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
In order to provide enhanced building modulation in accordance with Section 4 of the Renaissance Specific Plan (Design Guidelines), façade returns, at least three (3) feet in depth from the main wall plane, shall be provided at all height variations on all four (4) sides of the building. The façade returns shall be demonstrated on the roof plans within the formal building plan check submittal prior to the issuance of building permits					



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67	2/19/2019			P14	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
All new walls, including any retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan slumpstone, tan split-face, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall be incorporated within all new walls. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall. All decorative masonry walls and pilasters shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits					
68	2/19/2019			P15	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
All downspouts on all elevations of each building shall be routed through the building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.					
69	2/19/2019			P16	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
The exterior of the trash enclosure shall match the material and base color of the building. Additionally, the trash enclosure shall contain solid steel doors. Corrugated metal and chain-link are not acceptable materials to use within the trash enclosure. The layout/design of the trash enclosure shall be accessible in compliance with the City of Rialto Building Division's requirements. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.					
70	2/19/2019			P17	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO GRADING	
Notes:					
All light standards, including the base, shall be a maximum twenty-five (25) feet high, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.					
71	2/19/2019			P18	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
A formal Landscape Plan submittal shall be submitted to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.					
72	2/19/2019			P19	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
One (1) fifteen (15) gallon tree shall be provided every three (3) parking spaces. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					



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73	2/19/2019			P20	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the on-site landscape setback along Alder Avenue. All on-site tree species shall consist of evergreen broadleaf trees. Palm tree species are permissible as an accent tree. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
74	2/19/2019			P21	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet within the public right-of-way parkway along Alder Avenue. The street tree species along Alder Avenue shall be the Pistachia Chinensis “Chinese Pistache”, the Hymenosporum Flavum “Wedding Tree”, and/or the Koelreuteria Bipinnata “Chinese Lantern”. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits					
75	2/19/2019			P22	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the on-site landscape setback along Baseline Road. All on-site tree species shall consist of evergreen broadleaf trees. Palm tree species are permissible as an accent tree. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
76	2/19/2019			P23	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet within the public right-of-way parkway along Baseline Road. The street tree species along Baseline Road shall be the Pyrus Calleryana "Bradford Flowering Pear", and/or the Quercus Viriginianan “Southern Live Oak”. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
77	2/19/2019			P24	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
All landscape plant species shall comply with the approved Plant Palette of the Renaissance Specific Plan.					
78	2/19/2019			P25	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO LANDSCAPE	
Notes:					
All land not covered by structures, walkways, parking areas, and driveways, unless otherwise specified, shall be planted with a substantial amount of trees, shrubs, and groundcover. Trees shall be spaced a minimum of thirty (30) feet on-center and shrubs and groundcover shall be spaced an average of three (3) feet on-center or less. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					



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79	2/19/2019			P26	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO OCCUPANCY	
Notes: All ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. shall be surrounded by a minimum of two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-center, prior to the issuance of a Certificate of Occupancy					
80	2/19/2019			P27	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO OCCUPANCY	
Notes: All tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.					
81	2/19/2019			P28	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO OCCUPANCY	
Notes: All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.					
82	2/19/2019			P29	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO OCCUPANCY	
Notes: All signage on the building shall comply with Section 5 (Signs) of the Renaissance Specific Plan.					
83	2/19/2019			P30	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS		PRIOR TO OCCUPANCY	
Notes: The applicant shall obtain any necessary approvals and permits that may be required by any State and local agencies prior to the issuance of a Certificate of Occupancy.					
84	2/19/2019			P31	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: A widened sidewalk shall be provided along Baseline Road for an existing bus stop. The applicant shall coordinate with Omni Trans regarding the specific details and location of the bus stop and shall be shown on the formal building plan check set.					
87	2/20/2019			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)					
88	2/20/2019			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: -Distribution Centers					



Project Conditions City of Rialto

89	2/20/2019			FD1	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: The development shall conform with all requirements of the Rialto Municipal Code requiring on site fire protection prior to construction					
90	2/20/2019			FD2	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: An engineered automatic sprinkler system is required to be installed in all residential structures and any structure five thousand (5,000) square feet or larger or more than 150 feet from fire hydrant to the satisfaction of the Fire Department. Plans for such a system shall be submitted for review and approval by the Fire Department prior to the issuance of Building Permits					
91	2/20/2019			FD5	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: A water supply system shall be installed, capable of providing the required fire flow for the proposed type of development as per requirements of the applicable California Fire Code current edition. On site fire hydrants shall be installed by a C-16 licensed contractor as required prior to the construction phase of the development. Plans for the on site water system shall be approved by the Fire Department prior to issuance of building permits. Provide 12 gage locator wire non-insulated, taped above fire service main for all underground fire line					
92	2/20/2019			FD6	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: Premise identification as per requirements outlined in Rialto Municipal Code and current edition of California Fire Code .Address numbers shall be placed on all buildings in such a manner as to be plainly visible and legible from the street frontage and rear side of building. The numbers shall contrast with the background of the buildings					
93	2/20/2019			FD7	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: Where access to or within a structure area is restricted because of secured openings and immediate access is necessary for life saving or fire fighting purposes, a Key Box is to be installed in an accessible location(s) as approved by the Fire Department. The Key Box shall be of a type approved by the Fire Department					
94	2/20/2019			FD11	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: Fire apparatus access roads shall be required for any building constructed where any portion of an exterior wall is located more than 150 feet from Fire Department vehicle access. Fire apparatus roads shall have an unobstructed width of not less than twenty-six (26) feet and an unobstructed vertical clearance of not less than fourteen (14) feet, six (6) inches					



Project Conditions City of Rialto

95	2/20/2019			FD12	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: All streets and access roadways as approved on the final tract map shall be maintained in such a manner as to provide access for emergency vehicles at all times during construction phase. All streets and/or access roadways shall be constructed and maintained as to provide a smooth driving surface of not less than twenty-six (26) feet of unobstructed width, capable of supporting the imposed load of Fire Department apparatus and/or emergency rescue equipment to within seventy five (75) feet of all structures. Failure by the developer and the persons responsible for the project site to comply with this provision or any of the other requirements outlined in Rialto Municipal Code and California Fire Code current edition, will be cause for the Fire Chief to require that all activity be discontinued pending compliance					
96	2/20/2019			FD13	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: If temporary fencing is used to enclose the construction site, at least two (2) means of unobstructed access must be installed and maintained each of which is to be located as to give maximum access to all parts of the site. Locking devices shall be of materials which can be readily forced by equipment used by the Rialto Fire Department					
97	2/20/2019			FD14	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: The storage or stacking of lumber, fabricated components or other combustible materials is not permitted nor shall the storage of structure framing lumber be initiated within the City limits until all water lines and hydrants, as set forth on the approved water map for the project, have been installed and approved by the Fire Department					
98	2/21/2019			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					
99	2/21/2019			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					
100	2/21/2019			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					



Project Conditions City of Rialto

101	2/21/2019			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Any improvements within the public right-of-way require a City of Rialto Encroachment Permit					
102	2/21/2019			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 City Engineer approved prior to issuance of any building permits.					
103	2/21/2019			EN7	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer and prior to issuance of a building permit. Approved traffic striping and signage plans must include required Class II thermoplastic Bicycle Facilities as referenced on the San Bernardino County Non-Motorized Transportation Plan – June 2018, Figure 5.36, Sheet 5-150.					
104	2/21/2019			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, parkway, and landscape easement 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.					
105	2/21/2019			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All median, parkway, and easement landscaping shall be guaranteed for a period of one year from the date of the City Engineer acceptance. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.					



Project Conditions City of Rialto

106	2/21/2019			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, as required by the City Engineer					
107	2/21/2019			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 and/or parkway landscaping in the public right-of-way, or any new public street lighting improvements, to be maintained by the City of Rialto. Due to the required City Council Public Hearing action, the annexation process takes months and as such the developer is advised to apply for Special District annexation early in the process to avoid any delays at Certificate of Occupancy.					
108	2/21/2019			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.					
109	2/21/2019			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).					
110	2/21/2019			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. 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.					



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111	2/21/2019			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.					
112	2/21/2019			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.					
113	2/21/2019			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					
114	2/21/2019			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					



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115	2/21/2019			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					
116	2/21/2019			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.					
117	2/21/2019			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					
118	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Prior to the issuance of a building permit, the developer is required to pay Transportation Commission recommended Traffic Impact Analysis (TIA) Project Fair Share Contribution fees in the amount of \$297,167.19 as indicated in the September 5, 2018 Transportation Commission meeting and detailed below. a. Fair Share Cost for Traffic Impact Mitigation Measures i. Alder Avenue – SR 210 EB Ramps to Renaissance Parwky 1. Improve to 6-Lane Arterial – 4.4% (\$102,388.00) ii. Alder Avenue/Renaissance Parkway 1. Add 2nd WBL turn lane 2. Add dedicated NBR 3. Add 2nd EBT lane 4. Re-stripe WBR to WBT – 3.5% (\$3,703.11) iii. Alder Avenue/Base Line Road 1. Add EBT lane 2. Add dedicated EBR turn lane 3. Add WBT lane 4. Add dedicated WBR turn lane 5. Add NBT lane 6. Add dedicated NBR turn lane 7. Add 2nd SBL turn lane 8. Add SBT lane 9. Signal cost (modification) – 1.7% (\$8,180.80) iv. Tamarind Avenue/Base Line Road 1. New signal – 13.4% (\$53,543.31) v. Alder Avenue – Renaissance Parkway to Walnut Avenue 1. 4 -Lane Arterial to 6-Lane Arterial – 5.3% (\$15,283.60) vi. Alder Avenue – Walnut Avenue to Base Line Road 1. Walnut Avenue to Miro Way – 3-Lane Arterial to 4-Lane Arterial 2. Miro Way to Base Line Road – 2-Lane Arterial to 4-Lane Arterial – 2.4% (\$0.0) vii. Base Line Road – Alder Avenue to Tamarind Avenue 1. 2-Lane Arterial to 6-Lane Arterial – 8.9% (\$126,531.95) viii. Base Line Road – Alder Avenue to Locust Avenue 1. 3-Lane Secondary Highway to 6-Lane Arterial – 0.4% (\$2,820.04) Total Project Share (\$297,167.19)					
119	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Construct and include in the design any and all Transportation Commission recommended improvements.					



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120	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Construct 4-inch conduit within the parkway area along the entire project frontage for future use.					
121	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Install Class II thermoplastic Bicycle Facilities as referenced on the San Bernardino County Non-Motorized Transportation Plan – Revised June 2018, Figure 5.36, Sheet 5-150 along the entire project frontage.					
122	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Install “No Stopping Anytime” R26A(S) (CA) signage along the entire frontage along Base Line Road and Alder Avenue.					
123	2/21/2019			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.					
124	2/21/2019			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
BASE LINE ROAD (Major Arterial per Renaissance Specific Plan):					
Construct a raised and landscaped Median Island along frontage of property in accordance with the City Standards and as required by the Renaissance Specific Plan or pay in-lieu fair share fees for the design, construction, and inspection of a raised median along Base Line Road (half portion only). 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.					
125	2/21/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
BASE LINE ROAD (Major Arterial per Renaissance Specific Plan):					
Dedicate additional right-of-way along the entire frontage along Base Line Road as may be required to provide a property line at ultimate right-of-way of 50-feet from street centerline and provide a corner cutback at the corner Base Line Road and Alder 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.					



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126	2/21/2019			EN22	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance Specific Plan): Dedicate an 8-feet wide easement for landscape purposes along the entire frontage along Base Line Road in accordance with the Renaissance Specific Plan and in accordance with the City of Rialto Standard Drawings.					
127	2/21/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance Specific Plan): Remove existing half-width Street, 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.					
128	2/21/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance Specific Plan): Construct an 8-inch curb and gutter along the entire frontage 36-feet from the street centerline in accordance with City of Rialto Standard Drawings.					
129	2/21/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance 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					
130	2/21/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance Specific Plan): Construct an Americans with Disabilities Act (ADA) compliant 6-feet wide sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan and the City of Rialto Standard Drawings.					
131	2/21/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance 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					



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132	2/21/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance 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					
133	2/21/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance Specific Plan): Construct a curb ramp meeting current California State Accessibility standards at the corner of Base Line Road and Alder Avenue in accordance with City of Rialto Standard Drawings.					
134	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: BASE LINE ROAD (Major Arterial per Renaissance Specific Plan): Design and submit a plan to address existing drainage in the public right-of-way along Base Line Road.					
135	2/21/2019			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Construct a raised and landscaped Median Island along frontage of property in accordance with the City Standards and as required by the Renaissance Specific Plan or pay in-lieu fair share fees for the design, construction, and inspection of a raised median along Alder Avenue (half portion only). 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.					
136	2/21/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Dedicate additional right-of-way along the entire frontage of Alder Avenue as may be required to provide a property line at ultimate right-of-way of 50-feet from street centerline and a corner cutback at the corner of the Alder Avenue and Base Line Road. 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.					
137	2/21/2019			EN22	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Dedicate a 10-feet wide easement for landscape purposes along the entire frontage as required by the Renaissance Specific Plan and in accordance with the City of Rialto Standard Drawings.					



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138	2/21/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Remove existing half-width Street, 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.					
139	2/21/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Construct an 8-inch curb and gutter along the entire frontage 38-feet from the street centerline in accordance with City of Rialto Standard Drawings.					
140	2/21/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance 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. Provide 2" conduit and pull boxes to east side of Alder Avenue for continuation of street light system along the east side.					
141	2/21/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Construct an Americans with Disabilities Act (ADA) compliant 5-feet wide sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan and the City of Rialto Standard Drawings.					
142	2/21/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance 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					



Project Conditions

City of Rialto

143	2/21/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance 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					
144	2/21/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Construct a curb ramp meeting current California State Accessibility standards at the corner of Alder Avenue and Base Line Road in accordance with City of Rialto Standard Drawings.					
145	2/21/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ALDER AVENUE (Major Arterial per Renaissance Specific Plan): Design and submit a plan to address existing drainage in the public right-of-way along Alder Avenue.					
146	2/21/2019			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					
147	2/21/2019			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					



Project Conditions City of Rialto

148	2/21/2019			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					
149	2/21/2019			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					
150	2/21/2019			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					
151	2/21/2019			EN41	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: DOMESTIC WATER: The developer is advised that domestic water service is provided by Fontana Water Services. The developer shall be responsible for coordinating with Fontana Water Services and complying with all requirements for establishing domestic water service to the property. The design must include fire hydrants along Base Line Road and Alder Avenue.					
152	2/21/2019			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.					
153	2/21/2019			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					



Project Conditions City of Rialto

154	2/21/2019			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 Base Line Road and Alder Avenue.					
c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"					
155	2/21/2019			EN44	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.					
156	2/21/2019			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					
157	2/21/2019			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					



Project Conditions City of Rialto

158	2/21/2019			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. All on-site and off-site designs must comply with NPDES stormwater regulations					
159	2/21/2019			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					
160	2/21/2019			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					
161	2/21/2019			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					
162	2/21/2019			EN53	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: MAP: A Final Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Parcel Map to the Engineering Division as part of the review of the Map. The Final Parcel Map shall be approved by the City Council prior to issuance of building permits.					

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

Date Prepared
2/14/2019

Building Permit #

PPD#
2018-0025

Applicant Name
Pacifica Industrial

Fiscal Year Fees
2018-19

Site Address:	Improved Area	Building	Parcel
NW Corner of Alder and Baseline	Lot Size	Sq. Footage	Frontage Linear Feet
	10.48 ac GROSS	229,251 bsf	1442
APN:		Warehouse Use	
0240-201-12, 15, 18, 32, 42 & 45		224,251 bsf	807
		Storage Use	
		- bsf	635
Tract No:		Office Use	
		5,000 bsf	

FY 2018-19 Fee Estimate*

City of Rialto Impact Fees	Agency	Unit	Fee/Unit	Fee Assessed	Fee Credit	Fees to be paid
Fire Facilities	City of Rialto	229.251 tsf	\$ 83.64	\$ 19,174.55	\$ -	\$ 19,174.55
Fire Service Development Fees (4", 6", 8", 10")	Fontana Water	1 in	\$ 4,048.30	\$ -	\$ -	\$ -
General Facilities	City of Rialto	229.251 tsf	\$ 69.80	\$ 16,001.72	\$ -	\$ 16,001.72
Law Enforcement	City of Rialto	229.251 tsf	\$ 51.11	\$ 11,717.02	\$ -	\$ 11,717.02
Open Space	City of Rialto	229.251 tsf	\$ 120.00	\$ 27,510.12	\$ -	\$ 27,510.12
Storm Drain	City of Rialto	10.480 ac	\$ 34,794.63	\$ -	\$ -	\$ -
Storm Drain	City of Rialto	229.251 tsf	\$ 1,997.88	\$ 458,015.99	\$ -	\$ 458,015.99
Street Medians	City of Rialto	229.251 tsf	\$ 20.00	\$ 4,585.02	\$ -	\$ 4,585.02
Transportation Facilities Fee	City of Rialto	229.251 sf	\$ 2.80	\$ 641,902.80	\$ -	\$ 641,902.80
Water Facilities	Fontana Water	1 in	\$ -	\$ -	\$ -	\$ -
Wastewater Collection	City of Rialto	1442 lff	\$ 8.34	\$ 12,026.28	\$ -	\$ 12,026.28
Wastewater Treatment - Warehouse Use	City of Rialto	224.251 tsf	\$ 191.83	\$ 43,018.07	\$ -	\$ 43,018.07
Wastewater Treatment - Office Use	City of Rialto	5.000 tsf	\$ 1,374.55	\$ 6,872.75	\$ -	\$ 6,872.75
Total Impact Fees			\$ 5.41		\$ -	\$ 1,240,824.32
Fair Share Fees:						
<u>Renaissance Specific Plan</u>						
RSP SR/EIR Fee*		10.48 ac	\$ 3,668.04	\$ 38,441.06	\$ -	\$ 38,441.06
RSP Traffic Mitigation Fair Share Fee		229.251 tsf	\$ 157.25	\$ 36,049.72	\$ -	\$ 36,049.72
Total RSP Fair Share Fees					\$ -	\$ 74,490.78
<u>Other Fair Share Fees</u>						
Fair Share Fee				\$ -	\$ -	\$ 297,167.19
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
Total Other Fair Share Fees				\$ -	\$ -	\$ 297,167.19

Totals DIF Fees / Credits / Net Fees Due	\$ -	\$ -	\$ -	\$ 1,612,482.29
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EXHIBIT "C"

PARCEL TRACT NO. 19968

(Subdivision/Unit No.)

CH Realty VIII / I Rialto Alder South L.P.

(Subdivider)

ENVIRONMENTAL WARRANTY

As a condition precedent to acceptance of the dedications and public improvements to be conveyed by the above-named Subdivider to the City of Rialto for the above-referenced Subdivision, Subdivider hereby warrants to the City of Rialto that:

1. Neither the property to be dedicated nor Subdivider are in violation of any environmental law, and neither the property to be dedicated nor the Subdivider are subject to any existing, pending or threatened investigation by any federal, state or local governmental authority under or in connection with the environmental laws relating to the property to be dedicated.

2. Neither Subdivider nor any other person with Subdivider's permission to be upon the property to be dedicated has used, generated, manufactured, produced, or released, on, under, or about the property to be dedicated, any Hazardous Substance except in compliance with all applicable environmental laws. For the purposes of this warranty, the term "Hazardous Substances" shall mean any substance or material which is capable of posing a risk of injury to health, safety or property, including all those materials and substances designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, including but not limited to, all of those materials and substances defined as "Toxic Materials" in Sections 66680 through 66685 of Title 22 of the California Code of Regulations, Division 4, Chapter 30, as the same shall be amended from time to time, or any other materials requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

3. Subdivider has not caused or permitted the release of, and has no knowledge of the release or presence of, any Hazardous Substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

Exhibit "C"

4. Subdivider's prior and present use of the property to be dedicated has not resulted in the release of any Hazardous Substance on the property to be dedicated.

5. All persons executing this warranty hereby represent and warrant to the City of Rialto, and Subdivider hereby represents and warrants, that the signators hereto have the legal power, right and authority to execute this warranty on behalf of the Subdivider and that the signators hereto have sufficient knowledge or expertise, either personally, through reasonable inspection and investigation of the property, or through reasonable reliance upon the investigation and professional opinion of Subdivider's environmental experts, to make the representations herein, and that no consent of any other party is required to execute this warranty and make the representations herein on behalf of the Subdivider to the City of Rialto.

Each of the undersigned persons declares under penalty of perjury that the foregoing is true and correct.

Dated: 9-3-19

SUBDIVIDER*

By: See Attached

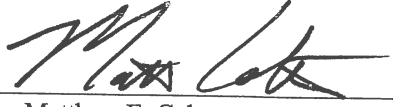
*Proof of authorization for Subdivider's signatures is required to be submitted concurrently with this environmental warranty.

Exhibit A

**CH REALTY VIII/I RIALTO ALDER SOUTH,
L.P., a Delaware limited partnership**

By: CH Realty VIII/I Rialto Alder South GP,
L.L.C., a Delaware limited liability company,
its general partner

By: Fund VIII Managers, L.L.C.,
a Texas limited liability company,
its manager

By: 
Name: Matthew E. Colter
Title: Vice President