



City of Rialto

California

March 20, 2019

Stephane Wandel
Thrifty Oil Co.
13116 Imperial Highway
Santa Fe Springs, CA 90670

RE: PRECISE PLAN OF DESIGN NO. 2018-0069 (MASTER CASE NO. 2018-0069):
Development of an 67,465 square foot industrial warehouse building and associated paving, drainage, lighting, fencing, and landscaping on 4.32 gross acres of land (APNs: 0264-212-18 & -55) located on the east side of Ayala Drive approximately 650 feet north of Base Line Road within the Employment (EMP) zone of the Renaissance Specific Plan.

Dear Mr. Wandel:

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

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

On Wednesday, November 14, 2018, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. 2018-0069**, subject to the attached requirements.

Approval of Precise Plan of Design No. 2018-0069 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,



Daniel Casey
Senior Planner

Enclosures
PPD No. 2018-0069 Conditions

cc: Development Review Committee (via email)
Thrifty Oil Co. (via email)



City of Rialto

California

DEVELOPMENT REVIEW COMMITTEE

STATEMENT OF ACCEPTANCE

I, MOSHE SASSEVER, dba THRIFTY OIL CO.,
do hereby state that I am aware of all Conditions of Approval for **Precise Plan of Design**
No. 2018-0069 (Master Case No. 2018-0069) and do hereby agree to accept and abide by
all conditions set forth in the approval letter dated March 20, 2019.

MOSHE SASSEVER, CO-CEO
(Print Name/Title)


(Signature)

3/27/2019
(Date)



Project Conditions

City of Rialto

Project Number: PPD2018-0069

Description: 67,465sf Warehouse on 4.32 acres

Applied: 7/5/2018

Approved: 11/14/2018

Site Address: AYALA DR

Closed:

Expired:

City, State Zip Code: RIALTO, CA 92376

Status: APPROVED

Applicant: THRIFTY OIL CO

Parent Project: MC2018-0069

Owner: THRIFTY OIL CO

Contractor: <NONE>

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	11/1/2018			P1	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: Precise Plan of Design No. 2018-0069 is approved allowing the development of an approximately 67,465 square foot industrial warehouse building and associated paving, drainage, lighting, fencing, and landscaping on 4.32 gross acres of land (APNs: 0264-212-18 & -55) located on the east site of Ayala Drive approximately 650 feet north of Base Line Road, subject to the conditions of approval contained herein.					
2	11/1/2018			P2	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The approval of Precise Plan of Design No. 2018-0069 is granted for a one (1) year period from the date of approval. Any request for an extension shall be reviewed by the Development Review Committee and shall be based on the progress that has taken place toward the development of the project.					
3	11/1/2018			P3	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The development associated with Precise Plan of Design No. 2018-0069 shall substantially conform to the site plan, floor plan, roof plan, elevations, preliminary landscape plan, and conceptual grading and drainage plan received by the Planning Division of October 29, 2018, except as may be required to be modified based on the conditions of approval contained herein.					
4	11/1/2018			P4	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The development associated with Precise Plan of Design No. 2018-0069 shall comply with all applicable sections of the Renaissance Specific Plan, the Rialto Municipal Code, and all other applicable State and local laws and ordinances.					



Project Conditions

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5	11/1/2018			P5	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.					
6	11/1/2018			P6	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Precise Plan of Design No. 2018-0069. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					
7	11/1/2018			P7	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall install decorative pavement within each driveway connected to Ayala Drive. The decorative pavement shall extend across the entire width of each driveway and shall have a minimum depth of twenty-five (25) feet as measured from the property line along Ayala Drive. Decorative pavement means decorative pavers and/or color concrete with patterns and color variety. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit, and it shall also be identified on the site plan within the formal building plan check submittal prior to the issuance of building permits. The type of decorative pavement shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
8	11/1/2018			P8	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Any aboveground stormwater retention basin shall be located outside of the required fifteen (15) foot landscape setback along Ayala Drive. Any required stormwater retention system shall be identified on the Precise Grading Plan prior to the issuance of a grading permit.					
9	11/1/2018			P9	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall provide undulating berms within the landscape setback along Ayala Drive, specifically adjacent to parking areas . 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 easement along Ayala Drive. 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.					
10	11/1/2018			P10	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
In order to provide enhanced building modulation in accordance with Section 4 of the Renaissance Specific Plan (Design Guidelines) and Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall route all downspouts inside the building on all elevations of the building visible from Ayala Drive. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.					



Project Conditions City of Rialto

11	11/1/2018			P11	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
In order to provide enhanced building modulation in accordance with Section 4 of the Renaissance Specific Plan (Design Guidelines) and Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide façade returns, at least three (3) feet in depth from the main wall plane, 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.					
12	11/1/2018			P12	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Any new walls, including retaining walls, shall be comprised of decorative masonry block or decorative concrete. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means finished or painted concrete consistent with the architectural style of the building. Pilasters shall be incorporated within all new walls fronting the public right-of-way. 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.					
13	11/1/2018			P13	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Any new fencing shall be comprised of tubular steel. Decorative masonry or decorative concrete pilasters, with a minimum dimension of sixteen (16) inch square, shall be incorporated within all new fencing visible from the public right-of-way. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete means painted concrete with patterns, reveals, and/or trim lines. The pilasters shall be spaced a maximum of seventy (70) feet on-center and shall be placed at all corners and ends of the fencing. All decorative masonry pilasters shall include a decorative masonry cap. All fencing and pilasters shall be identified on the site plan, and an elevation detail for the fencing and pilasters shall be included in the formal building plan check submittal prior to the issuance of building permits.					
14	11/1/2018			P14	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall construct an ADA accessible trash enclosure on the project site. The trash enclosure shall provide room for one (1) commercial waste container and one (1) commercial recycling container. The exterior of the trash enclosure shall match the material and base color of the building. Additionally, the trash enclosure shall contain solid steel doors and a solid cover. Corrugated metal and chain-link are not acceptable materials to use for the trash enclosure. The location of the trash enclosure shall be identified on the site plan within the formal building plan check prior to the issuance of building permits. An elevation detail for the trash enclosures shall be provided within formal building plan check submittal prior to the issuance of building permits.					
15	11/1/2018			P15	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All new light standards, including the base, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a note indicating the height restriction shall be included within the formal building plan check submittal prior to the issuance of building permits.					



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16	11/1/2018			P16	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall submit a formal Landscape Plan to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.					
17	11/1/2018			P17	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant one (1) tree every six (6) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
18	11/1/2018			P18	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Ayala Drive. All trees within the landscape setbacks shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained. At least fifty (50) percent of the trees within the setbacks shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
19	11/1/2018			P19	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Ayala Drive, with the exception of areas within a driveway line-of-sight, as determined by the Public Works Engineering Division. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parkway shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Ayala Drive shall be the Quercus Suber “Cork Oak” and/or the Liriodnedron Tulipifera “Tulip Tree”. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
20	11/1/2018			P20	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant shrubs along the west side of the parking lot for the purpose of screening vehicles. All parking lot screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the parking lot screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					



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21	11/1/2018			P21	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
22	11/1/2018			P22	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land on-site and off-site that is not covered by structures, walkways, parking areas, and driveways, including the west side of the building. Trees shall be planted a minimum of thirty (30) feet on-center, and shrubs and groundcover shall be planted an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. All shrubs shall be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within on-site and off-site planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
23	11/1/2018			P23	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All planting and irrigation shall be installed on-site in accordance with the approved landscape plans and permit prior to the issuance of a Certificate of Occupancy. The installation of the planting and irrigation shall be certified in writing by the landscape architect responsible for preparing the landscape plans prior to the issuance of a Certificate of Occupancy.					
24	11/1/2018			P24	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.					
25	11/1/2018			P25	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.					
26	11/1/2018			P26	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes:					
All signage on the building shall comply with Section 5 (Signs) of the Renaissance Specific Plan.					



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27	11/1/2018			P27	PPD CONDITION
PLANNING DIVISION		DANIEL CASEY			
Notes: The applicant shall obtain necessary approvals and permits that may be required by any State and local agencies prior to the issuance of a Certificate of Occupancy.					
28	7/20/2018			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					
29	7/20/2018			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					
30	7/20/2018			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, and the 2016 California Green Buildings Standards adopted by the State of California.					
31	7/20/2018			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)					
32	7/20/2018			B5	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Any and all deferred submittals must be approved prior to first submittal					
33	7/20/2018			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					



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34	7/20/2018			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					
35	7/20/2018			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					
36	7/20/2018			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					
37	7/20/2018			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					
38	7/20/2018			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					
39	7/20/2018			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					
40	7/20/2018			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.					



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41	7/20/2018			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					
42	7/20/2018			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					
43	7/20/2018			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					
44	7/20/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
45	7/20/2018			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					
46	7/20/2018			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 Building permit issuance					
47	7/20/2018			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					



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48	7/20/2018			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					
49	7/20/2018			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					
50	7/20/2018			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					
51	7/20/2018			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					
52	7/20/2018			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					
53	7/20/2018			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					
54	7/20/2018			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.					



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55	7/20/2018			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					
56	7/20/2018			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					
57	7/20/2018			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					
58	7/20/2018			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					
59	7/20/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
60	7/20/2018			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					
61	7/20/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Per Rialto Fire, provide permanent or temporary fire protection before construction					
62	7/20/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: No "Future" or "Proposed" items on plans					



Project Conditions

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63	11/14/2018			EN2	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All Engineering Division requirements shall be completed to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy unless otherwise noted					
64	11/14/2018			EN3	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Prior to issuance of a building permit, the developer shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance.					
65	11/14/2018			EN4	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Prior to issuance of a building permit, The Precise Grading/Paving Plan shall be approved by the City Engineer					
66	11/14/2018			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Any improvements within the public right-of-way require a City of Rialto Encroachment Permit					
67	11/14/2018			EN6	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit California registered civil engineer prepared street improvement plans to the Engineering Division of Public Works for review and approval. Unless otherwise approved, 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. Off-site public improvements may be included in the Precise Grading Plans if the proposed improvements are not significant to warrant their own set of plans.					



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68	11/14/2018			EN7	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer and prior to issuance of a building permit. Approved traffic striping and signage plans must include required Class II thermoplastic Bicycle Facilities as referenced on the San Bernardino County Non-Motorized Transportation Plan – May 2014, Figure 5.41, Sheet 5-134. Off-site public improvements may be included in the Precise Grading Plans if the proposed improvements are not significant to warrant their own set of plans, including striping related to driveway improvement and utility trenching.					
69	11/14/2018			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 parkway irrigation system may be jointly metered with the on-site private irrigation to be maintained for a period of one (1) year. The public right-of-way landscape and irrigation plans shall be approved concurrently with the street improvement plans and prior to issuance of a Certificate of Occupancy; note, waiting to submit plans after on-site construction permits are issued may delay the LLMD2 annexation and/or Public Works' clearance of Certificate of Occupancy. 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.					
70	11/14/2018			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All newly installed parkway landscaping in the public right-of-way 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.					
71	11/14/2018			EN10	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with the Public Works Landscape and Irrigation Guidelines.					



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72	11/14/2018			EN11	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: The developer shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new public street lighting improvements or relocated street lighting in the public right-of-way, 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. It is understood that the LLMD2 will annex only Street lights along the property's frontage.					
73	11/14/2018			EN12	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All new and/or relocated 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.					
74	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: The developer is responsible for requesting from the Public Works Department any addresses needed for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s).					
75	11/14/2018			EN13	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Repair any damaged and/or unsatisfactory asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer					
76	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All street cuts for utilities shall be repaired in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.					



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77	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be subject to moratorium street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.					
79	11/14/2018			EN15	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Grading Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded					
80	11/14/2018			EN16	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy					
81	11/14/2018			EN17	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction					
82	11/14/2018			EN18	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.					



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83	11/14/2018			EN19	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required by these conditions					
86	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Install "No Stopping Anytime"-R26(S)(CA) signage along the entire frontage of Ayala Drive.					
87	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: OMNITRANS: The developer shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design and install 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.					
88	11/14/2018			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Reconstruct any chipped or broken portions of the existing median fronting of property in accordance with City Standards and any applicable Specific Plan. The median nose width shall have stamped concrete.					
89	11/14/2018			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Dedicate City Engineer, General Plan and/or associated Specific Plan approved additional right-of-way along the entire frontage as may be required to provide a property line – corner cutback at the corner of the site. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.					



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90	11/14/2018			EN22	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Dedicate an easement for landscape purposes along the entire frontage in accordance with the General Plan or any applicable Specific Plan in accordance with the City of Rialto Standard Drawings.					
91	11/14/2018			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): If damaged is caused by contractor during construction, asphalt concrete pavement will be repaired as follows: Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements subject to street repair moratorium standards.					
92	11/14/2018			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Reconstruct any chipped, broken, or unacceptable 8-inch curb and gutter along the entire frontage in accordance with City of Rialto Standard Drawings.					
94	11/14/2018			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Reconstruct any broken, chipped, or unacceptable Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan and the City of Rialto Standard Drawings.					
95	11/14/2018			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Construct a commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance					



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96	11/14/2018			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: AYALA DRIVE (Major Arterial): Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines					
97	11/14/2018			EN36	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ON-SITE: Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval					
98	11/14/2018			EN37	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: ON-SITE: The minimum pavement section for all on-site pavements shall be 2 inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or 6" concrete pavement on compacted subgrade, 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					
99	11/14/2018			EN38	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANITARY SEWER: The developer shall connect to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water services					
100	11/14/2018			EN39	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANITARY SEWER: Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits					



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101	11/14/2018			EN40	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANITARY SEWER: Prior to issuance of a certificate of occupancy or final City approvals, provide certification from Rialto Water Services to demonstrate that all water and/or wastewater service accounts have been documented					
102	11/14/2018			EN41	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: DOMESTIC WATER: The developer is advised that domestic water service is provided by Rialto Water Services. The developer shall be responsible for coordinating with Rialto Water Services and complying with all requirements for establishing domestic water service to the property.					
103	11/14/2018			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: WASTE MANAGEMENT: In accordance with Section 8.08 – Refuse Collection of the City of Rialto Municipal Code, any and all refuse (including recycling) generation and disposal due to construction activities must adhere to City Council approved franchise agreements. Only City Council approve waste and refuse franchisee vendors can be used to dispose of generated waste.					
104	11/14/2018			EN42	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Submit a California registered civil engineer prepared Precise Grading/Paving Plan to the Engineering Division for review and approval. The Precise Grading/Paving Plan shall be City Engineer approved prior to issuance of a building permit.					
105	11/14/2018			EN43	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6 foot high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage of Ayala Drive. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"					



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106	11/14/2018			EN45	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Submit a Water Quality Management Plan identifying site specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer					
107	11/14/2018			EN46	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The developers contractor shall prepare and maintain a Storm Water Pollution Prevention Plan (SWPPP) as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP					
108	11/14/2018			EN47	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading Plan					
109	11/14/2018			EN48	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing pre-developed condition and proposed developed condition, using the 100-year frequency storm					



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110	11/14/2018			EN49	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains					
111	11/14/2018			EN50	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation					
112	11/14/2018			EN51	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP					
113	11/14/2018			EN52	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued					
114	11/21/2018			FD-OTHER	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes:					
The applicant shall comply with all applicable requirements of Chapter 15.28 (Fire Code) of the Rialto Municipal Code.					
124	7/31/2018			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.					



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125	7/31/2018			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.					
126	7/31/2018			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.					
127	7/31/2018			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					
128	7/31/2018			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.					
129	7/31/2018			ED7	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes:					
Applicant/Developer shall use best faith efforts to require all contractors to purchase all construction related materials from local vendors and suppliers. Developer/Applicant shall designate and/or require their contractors and suppliers to designate the City of Rialto as the point of sale for all taxable materials and equipment purchased for the project.					
130	7/31/2018			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.					
131	7/31/2018			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.					



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132	11/14/2018			BL1	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: The Developer or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the Contractor Sublist form and return it to the Business License Division with a Business License application and the Business License tax fee based on the Contractors tax rate for each contractor listed on the form (see attached)					
133	11/14/2018			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: -Distribution Centers -Warehouse					
134	11/14/2018			RW-OTHER	PPD CONDITION
RIALTO WATER SERVICE		CHIPPER GREENE			
Notes: Water: Rialto Water Services serves water in the area of the proposed development of a 66,976 sq. ft. warehouse building on 4.32 gross acres of land located on the east side of Ayala Drive ~ 650 feet north of Baseline Road within the Employment (EMP) zone of the Renaissance SP. There is an existing water main on Ayala Avenue (west of the project) available for connection. The City of Rialto Public Works Department requires all water improvements to be constructed according to the City's Construction Standards with one exception; Rialto Water Services recommends the installation of a Clow model # 800 wet barrel fire hydrant in yellow, combined with a Clow model # LBI 400A fire hydrant check valve. Separate meters and accounts will be required for all commercial, irrigation, and fire service connections. A cross connection control devices shall be required on all commercial developments. A backflow preventer required herein shall be of a model that has been manufactured in full conformance with "Standards" established by the American Water Works Association entitled: "AWWA C506-69 Standards for Reduced Pressure Principle and Double Check Valve Backflow Prevention Devices." The developer and or tenant shall show proof of service being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. Sewer: Rialto Water Services serves sewer in this area. An 8" VCP sewer main exists approximately 230 feet south of the proposed development on Ayala Avenue and the developer shall construct an extension of this gravity main north from the City's Manhole #215-68 to serve their development. The City of Rialto Public Works Department requires all sewer improvements to be constructed according to the City's Construction Standards. The City of Rialto Public Works Department shall review all utility improvement plans. The developer and or tenants shall show proof of service being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. The developer and or tenants shall show proof of service being established and a new service application shall be completed prior to being issued a Certificate of Occupancy. 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. All necessary documentation can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376.					
135	12/5/2018			PD1	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated with a minimum of 1-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.					
136	12/5/2018			PD2	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: All: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1-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.					



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137	12/5/2018			PD3	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
ALL: Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed/constructed in such a manner as to resist vandalism and/or destruction by hand.					
138	12/5/2018			PD4	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
ALL: Address shall be illuminated during hours of darkness and prominently placed to be both visible to the front of the location and if applicable, visible to the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway).					
139	12/5/2018			PD5	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
ALL: Exterior security cameras shall be installed at the location and cover the entire property. The security cameras shall be accessible to the Rialto Police Department via the internet. For spec buildings it is conditioned that at time of occupancy the cameras shall be installed, functional, and approved by the Rialto Police Department.					
140	12/5/2018			PD6	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
ALL: Install MUTCD approved "No Stopping" signage along the streets adjacent to the property.					
141	12/5/2018			PD13	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
COMMERCIAL/INDUSTRIAL: Lighting of truck well/dock/delivery areas. All loading dock areas truck well areas, and delivery areas shall be provided with a minimum of one (1) 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.					
142	12/5/2018			PD14	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes:					
COMMERCIAL/INDUSTRIAL: Knox boxes. (All that apply) The main gate, main doors to the building, and at least one rear door to each suite, 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 fully recessed into the building. Knox Boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business.					



Project Conditions

City of Rialto

143	12/5/2018			PD16	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			

Notes:

"COMMERCIAL/INDUSTRIAL: Address prominently displayed on all building rooftops visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows: Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast. Suite numbers are required on all buildings with multiple suites and shall be located directly above the respective suites following the above listed guidelines."

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

Date Prepared 1/24/2019	Building Permit #	PPD# 2018-0069	Applicant Name Thrifty Oil	Fiscal Year Fees 2018-19
Site Address: E Side of Ayala and north of Baseline	Improved Area	Lot Size 4.32 ac GROSS	Building Sq. Footage 66,976 bsf	Parcel Frontage Linear Feet 1550
APN: 0264-212-18 & 55			Warehouse Use 64,476 bsf	
			Storage Use - bsf	
Tract No:			Office Use 2,500 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	66.976 tsf	\$ 83.64	\$ 5,601.87	\$ -	\$ 5,601.87
Fire Service Development Fees (4", 6", 8", 10")	Rialto Water Service	6 in	\$ 15,826.50	\$ 15,826.50	\$ -	\$ 15,826.50
General Facilities	City of Rialto	66.976 tsf	\$ 69.80	\$ 4,674.92	\$ -	\$ 4,674.92
Law Enforcement	City of Rialto	66.976 tsf	\$ 51.11	\$ 3,423.14	\$ -	\$ 3,423.14
Open Space	City of Rialto	66.976 tsf	\$ 120.00	\$ 8,037.12	\$ -	\$ 8,037.12
Storm Drain	City of Rialto	4.320 ac	\$ 34,794.63	\$ 150,312.80	\$ -	\$ 150,312.80
Storm Drain	City of Rialto	66.976 tsf	\$ 1,997.88	\$ 133,810.01	\$ -	\$ -
Street Medians	City of Rialto	66.976 tsf	\$ 20.00	\$ 1,339.52	\$ -	\$ 1,339.52
Transportation Facilities Fee	City of Rialto	66.976 sf	\$ 2.80	\$ 187,532.80	\$ -	\$ 187,532.80
Water Facilities	Rialto Water Service	2 in	\$ 16,560.69	\$ 16,560.69	\$ -	\$ 16,560.69
Wastewater Collection	City of Rialto	1550 lff	\$ 8.34	\$ 12,927.00	\$ -	\$ 12,927.00
Wastewater Treatment - Warehouse Use	City of Rialto	64.476 tsf	\$ 191.83	\$ 12,368.43	\$ -	\$ 12,368.43
Wastewater Treatment - Office Use	City of Rialto	2.500 tsf	\$ 1,374.55	\$ 3,436.38	\$ -	\$ 3,436.38
Total Impact Fees			\$ 6.30		\$ -	\$ 422,041.17
Fair Share Fees:						
<u>Renaissance Specific Plan</u>						
RSP SR/EIR Fee*		4.32 ac	\$ 3,668.04	\$ 15,845.93	\$ -	\$ 15,845.93
RSP Traffic Mitigation Fair Share Fee		66,976 tsf	\$ 157.25	\$ 10,531.98	\$ -	\$ 10,531.98
Total RSP Fair Share Fees					\$ -	\$ 26,377.91
<u>Other Fair Share Fees</u>						
NB Alder west bound 210 Ramp -Left Turn				\$ -	\$ -	\$ -
NB Alder eastbound 210 Ramp -Right Turn				\$ -	\$ -	\$ -
SB Alder @ Renaissance (Shared Right thru)***				\$ -	\$ -	\$ -
Alder @ Baseline Rd - 2nd WB Thru				\$ -	\$ -	\$ -
Total Other Fair Share Fees				\$ -	\$ -	\$ -

Totals DIF Fees / Credits / Net Fees Due	\$ -	\$ -	\$ 448,419.08
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**CITY OF RIALTO
DEVELOPMENT SERVICE DEPARTMENT
DEVELOPMENT REVIEW PROCESS SURVEY**

DATE: _____ PROJECT NO: PPD 2018-0069 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)

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