



City of Rialto

California

August 23, 2019

Beyond Foodmart, Inc.
4300 Edison Ave
Chino, CA 91710

RE: Precise Plan of Design No. PPD2018-0036 (MC2018-0035) A request to the development of a 7,250 square foot Convenience Store with a food pick-up and Gas Station on a 2.06-acre parcel of land located at the southeast corner of Riverside Avenue and Santa Ana (APN: 0258-131-36) within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan.

Dear Beyond Foodmart, Inc.:

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, August 21, 2019, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. 2018-0036**, subject to the attached requirements.

Approval of Precise Plan of Design No. 2018-0036 shall not be final until the Applicant has signed the enclosed Statement of Acceptance of Conditions of Approval. The Building and Public Works Department will not begin plan checking for building or grading permits until the signed Statement of Acceptance has been filed with the Planning Division.

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Casey', with a stylized flourish at the end.

Daniel Casey
Senior Planner

Enclosures: PPD No. 2018-0036 Conditions

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



City of Rialto

California

DEVELOPMENT REVIEW COMMITTEE

STATEMENT OF ACCEPTANCE

I, _____, dba _____, do hereby state that I am aware of all Conditions of Approval for **Precise Plan of Design No. 2018-0036 (MC2018-0035)** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated August 23, 2019.

(Print Name/Title)

(Signature)

(Date)

CITY OF RIALTO

DEVELOPMENT SERVICE DEPARTMENT

DEVELOPMENT REVIEW PROCESS SURVEY

DATE: _____ PROJECT NO: PPD2018-0036 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!



Project Conditions

City of Rialto

Project Number: PPD2018-0036

Description: GAS STATION - RIVERSIDE / SANTA ANA

Applied: 4/11/2018

Approved: 8/21/2019

Site Address: S RIVERSIDE AVE

Closed:

Expired: 8/21/2020

City, State Zip Code: , 00000

Status: APPROVED

Applicant: TABEL INVESTMENTS

Parent Project: MC2018-0035

Owner: RIALTO RIVERSIDE PARTNERS

Contractor: <NONE>

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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					



Project Conditions

City of Rialto

13	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
18	4/25/2018			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	4/25/2018			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					



Project Conditions

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20	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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					



Project Conditions City of Rialto

27	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			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	4/25/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
33	4/25/2018			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	4/25/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Per Rialto Fire, provide permanent or temporary fire protection before construction					



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35	4/25/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: No "Future" or "Proposed" items on plans					
36	5/2/2018			RW-OTHER	PPD CONDITION
RIALTO WATER SERVICE		CHIPPER GREENE			
Notes: Water: Rialto Water Services does not provide water service in the area of the proposed development of a 7,250 square foot convenience store with drive-thru, fuel sales, and off-sale of alcohol on 2.13 acre parcel of vacant land located at the southeast corner of Riverside Avenue and Santa Ana Avenue within the H-IND (Heavy Industrial) zone of the Agua Mansa Specific Plan. The developer shall show proof of service being established with West Valley Water District (WVWD) and a Release Authorization Form signed to allow WVWD to provide water consumption information to Rialto Water Services (RWS). This 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 are two connection options for this project. There is an existing 27" and 30" VCP gravity main on Santa Ana Avenue and an existing 12" VCP gravity main immediately east of the project just beyond the 10' drainage easement. The developer shall show proof of service being established and a new service application shall be completed. 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 (i.e. petroleum storage) that may have a potential to adversely impact the City's sewer conveyance system, wastewater treatment facilities, or its workers. An application processing fee may apply. This application can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376.					
37	5/2/2018			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.					
38	5/2/2018			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.					
39	5/2/2018			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.					
40	5/2/2018			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					



Project Conditions City of Rialto

41	5/2/2018			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.					
42	5/2/2018			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.					
43	5/2/2018			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.					
44	5/17/2018			FD-OTHER	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: Comply with the RMC 15.28 and the 2016 CFC as they pertain to this project. Note: for underground fuel storage, contact the San Bernardino County Fire Dept					
45	8/1/2019			P1	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The approval is granted allowing the development of a 7,250 square foot convenience market with food pick-up and Gas Station on a 2.06 acre parcel of land located at the southeast corner of Riverside Avenue and Santa Ana (APN: 0258-131-36) within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan, as shown on the plans submitted to the Planning Division on June 19, 2019 and as approved by the Development Review Committee.					
46	8/22/2019			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The development shall conform to all conditions of approval for EAR No. 2019-0011 and CDP No. 2018-0012 thru 0014 as contained in Planning Commission Resolutions. (See Attached)					
47	8/1/2019			P2	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
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.					



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48	8/1/2019			P3	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
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 any approval of the City, its advisory agencies, appeal boards, or legislative body concerning PPD No. 2018-0036. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					
49	8/1/2019			P4	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.					
50	8/1/2019			P5	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall retain of a qualified archaeologist and coordinate with the San Manuel Band of Mission Indians tribe to prepare a shovel testing plan for Archeological testing prior to ground disturbance activities pursuant to Cultural Resources mitigation measure CR-1 of the prepared Mitigated Negative Declaration for the proposed project.					
51	8/1/2019			P6	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh Nation to allow access to the project site during all ground disturbance activities pursuant to Tribal Cultural Resources mitigation measure TCR-2 of the prepared Mitigated Negative Declaration for the proposed project.					
52	8/1/2019			P7	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall comply with the United States Department of Fish and Wildlife Services (USFWS) clearance criteria for construction the of the project.					
53	8/1/2019			P8	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The drive-thru operator shall install a trash receptacle on the “driver’s side” at the end of the drive-thru lane, prior to the issuance of a Certificate of Occupancy. The trash receptacle shall be maintained at all times and kept free of overflowing trash.					
54	8/23/2019			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide a canopy structure over each drive-thru window. The canopies shall be architecturally consistent with the rest of the buildings. The canopies shall be identified within the formal building plan check submittal prior to the issuance of building permits.					



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55	8/1/2019			P9	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall route all downspouts through the interior of the building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.					
56	8/1/2019			P10	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the building shall incorporate design elements including wall plane articulations (pop-outs, masses, projections, etc.), tower elements (primarily at building entrances, corners, and drive-thru windows), and recessed doors/windows on all sides of the building that are visible from the public right-of-way and any on-site pedestrian or vehicular access areas. The design elements shall be present on the floor plan, roof plan, and elevations within the formal building plan check submittal set prior to the issuance of building permits.					
57	8/1/2019			P11	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
In order to provide enhanced site design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall install development pavement within the driveway entries connected to the Riverside Avenue and Santa Ana Avenue. Decorative pavement means concrete pavers and/or colored concrete with patterns and color variety. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth equal to the minimum depth of the landscape setback. 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.					
58	8/1/2019			P12	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
Any new walls, including any retaining walls, shall be comprised of decorative masonry block. Decorative masonry block means precision block with a plaster or cultured stone finish. Pilasters shall be incorporated within all new walls. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of one (1) block course above the wall and a minimum of six (6) inches to the side of the wall. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.					
59	8/1/2019			P13	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The exterior of the trash enclosure shall match the color and materials of the buildings on-site. This includes a stucco finish and a wainscot and/or columns of matching stone veneer on all exterior sides of the enclosure. Additionally, the trash enclosure shall contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not acceptable materials to use as a part of the trash enclosure. An elevation detail for the trash enclosure shall be provided within formal building plan check submittal prior to the issuance of building permits.					



Project Conditions City of Rialto

60	8/1/2019			P14	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: All light standards, including the base, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a detail indicating the height shall be included within the formal building plan check submittal prior to the issuance of building permits.					
61	8/1/2019			P15	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
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.					
62	8/1/2019			P16	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit 1) fifteen (15) gallon tree shall be provided every three (3) parking spaces. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
63	8/1/2019			P17	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall install a combination of landscape berms and hedges within the landscape setback along Riverside Avenue to provide a buffer between the project and adjacent uses and screen vehicle headlights. Landscape berming shall be identified on the Grading Plan submittal and the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
64	8/1/2019			P18	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Riverside Avenue. All trees within the landscape setback 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 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.					
65	8/1/2019			P19	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Riverside Avenue. All trees within the public right-of-way parkway shall be a minimum of thirty-six (36) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Riverside Avenue shall be the Pistachia Chinensis "Chinese Pistache" and/or the Eucalyptus Ficifolia "Rosey Red Iron Bark". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					



Project Conditions City of Rialto

66	8/1/2019			P20	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Santa Ana Avenue. All trees within the landscape setback 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 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.					
67	8/1/2019			P21	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Santa Ana Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Santa Ana Avenue shall be the Pinus Eldarica “Calabrian Pine” and/or the Pistachia Chinensis “Chinese Pistache”. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
68	8/1/2019			P22	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall plant shrubs around the entire outer perimeter of the drive-thru lane for the purpose of creating a solid hedge to screen the headlights of vehicles within the drive-thru. All of the drive-thru 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 drive-thru shrubs shall be permanently irrigated and maintained into a continuous box-shape along the entire length of the drive-thru lane 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.					
69	8/1/2019			P23	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
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.					
70	8/1/2019			P24	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes:					
The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land on-site and off-site that is not covered by structures, walkways, parking areas, and driveways. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. All shrubs shall be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					



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71	8/1/2019			P25	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
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.					
72	8/22/2019			P26	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall install a bicycle rack within the pathway area around the perimeter of the building prior to the issuance of the Certificate of Occupancy.					
73	8/22/2019			P27	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.					
74	8/22/2019			P28	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
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.					
75	8/22/2019			P29	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: All signage must be reviewed and approved by the Planning Division and shall comply with Section 18.102 (Regulation of Signs) of the Rialto Municipal Code.					
76	8/22/2019			P30	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall obtain all necessary approvals and operating permits from all Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.					
77	8/12/2019			EN2	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All Public Works and Engineering requirements shall be completed to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy unless otherwise noted.					



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78	8/12/2019			EN3	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Prior to issuance of a building permit, the developer shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including any Transportation Fair Share Contribution fees.					
79	8/12/2019			EN4	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Prior to issuance of a building permit, The Precise Grading Plan shall be approved by the City Engineer					
80	8/12/2019			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Any improvements within the public right-of-way require a City of Rialto Encroachment Permit					
81	8/12/2019			EN6	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to issuance of any building permits. Unless otherwise approved, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, traffic signal, sewer, water, and signing and striping plans.					
82	8/12/2019			EN7	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Submit traffic striping and signage plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a building permit					



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83	8/12/2019			EN8	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer at the time of first (1st) plans submittal to Public Works. The median and/or parkway irrigation system shall be separately metered from the on-site private landscaping to be maintained by the developer for a period of one (1) year and annexed into a Special District. The plans shall be approved concurrently with the street improvement plans and prior to issuance of a building permit, unless otherwise allowed by the City Engineer. 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 Public Hearing. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 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 to avoid burdensome traffic control set-up during post-construction maintenance.					
84	8/12/2019			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period					
85	8/12/2019			EN10	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with the Public Works Landscape and Irrigation Guidelines.					
86	8/12/2019			EN11	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: The developer shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 (LLMD 2). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median and/or parkway landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto. Due to the required 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.					



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87	8/12/2019			EN12	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison (SCE) for all appropriate service points and electrical meters. New meter pedestals shall be installed and electrical service paid by the developer, 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) 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance service.					
88	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: The developer is responsible for requesting from the Public Works Department any addresses needed for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s). The main building address shall be included on Precise Grading Plans and Building Plan set.					
89	8/12/2019			EN13	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer					
90	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All street cuts for utilities shall be repaired in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.					
91	8/12/2019			EN14	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.					



Project Conditions City of Rialto

92	8/12/2019			EN15	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Grading Plan, informing the City that they have been notified of the Citys 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					
93	8/12/2019			EN16	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy					
94	8/12/2019			EN17	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction					
95	8/12/2019			EN18	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.					
96	8/12/2019			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 as indicated in the respective Transportation Commission meeting of April 3, 2019 in the amount of \$1,428,026.50.					



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97	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Include 2 fuel positions for future consideration of additional fuel pumps.					
98	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Construct 4-inch conduit within the parkway area along the entire project frontage for future use.					
99	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
TRANSPORTATION: Install "No Stopping Any Time" R26A(S) (CA) signage along the entire frontage.					
100	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
OMNITRANS: The developer shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.					
101	8/12/2019			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
RIVERSIDE AVENUE (Major Arterial): Construct a City Engineer approved raised and landscaped Median Island along frontage of property in accordance with the City Standards and any applicable Specific Plan or pay the fair share contribution fee for the construction of the raised median. 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.					
102	8/12/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
RIVERSIDE AVENUE (Major Arterial): Dedicate additional right-of-way along the entire property frontage along Riverside Avenue as required by the City General Plan to provide a property line at ultimate right-of-way of 60 feet from street centerline and a 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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103	8/12/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.					
104	8/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct an 8-inch curb and gutter along the entire frontage 48 feet front street centerline in accordance with City of Rialto Standard Drawings.					
105	8/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a new underground electrical system for public street lighting improvements. New City Engineer approved marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings. Provide 2" conduit and pull boxes along the opposite side of the street for continuation of the street light system for future built out.					
106	8/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a 10 feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.					
107	8/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (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					
108	8/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (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					



Project Conditions City of Rialto

109	8/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a curb ramp meeting current California State Accessibility standards at the southeast corner of Riverside Avenue and Santa Ana Avenue in accordance with City of Rialto Standard Drawings.					
110	8/12/2019			EN30	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Dedicate additional right-of-way along the entire frontage as may be required to provide a property line - corner cutback at the corner of Riverside Avenue and Santa Ana Avenue as required 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.					
111	8/12/2019			EN31	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (TI) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.					
112	8/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Construct an 8-inch curb and gutter along the entire frontage 32 feet from street centerline in accordance with City of Rialto Standard Drawings and the General Plan.					
113	8/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANTA ANA AVENUE (Major Arterial): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings					
114	8/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Construct a 10 feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan and the City of Rialto Standard Drawings.					



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115	8/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
Santa Ana Avenue (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					
116	8/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANTA ANA AVENUE (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					
117	8/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANTA ANA AVENUE:					
Construct a curb ramp meeting current California State Accessibility standards at the southeast corner of Riverside Avenue and Santa Ana Avenue in accordance with City of Rialto Standard Drawings.					
118	8/13/2019			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					
119	8/13/2019			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					



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120	8/13/2019			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					
121	8/13/2019			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.					
122	8/13/2019			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					
123	8/13/2019			EN41	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: DOMESTIC WATER: The developer is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property.					
124	8/13/2019			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 recycling materials generated and disposed due to construction activities must adhere to City Council approved franchise agreements. Only City Council approved waste and refuse franchisee vendors can be used to dispose of generated construction waste.					
125	8/13/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: WASTE MANAGEMENT: Must submit copies of recycling chain of custody tickets demonstrating minimum compliance with construction waste management recycling requirements.					



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126	8/13/2019			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					
127	8/13/2019			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 on Riverside Avenue and Santa Ana 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"					
128	8/13/2019			EN45	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Submit a Water Quality Management Plan identifying site specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading 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					
129	8/13/2019			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					
130	8/13/2019			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/Paving Plan.					



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131	8/13/2019			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					
132	8/13/2019			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					
133	8/13/2019			EN50	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation					
134	8/13/2019			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					
135	8/13/2019			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					



Project Conditions City of Rialto

136	8/13/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: WEED ABATEMENT: In accordance with the City of Rialto Municipal Code Section 18.72.010, Provision D, inadequately maintained landscaping which is visible from the public street, or right-of-way and which, either alone or in combination with other conditions on the subject property tends to degrade the aesthetic quality of the immediate neighborhood is prohibited.					
137	8/13/2019			BL1	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: The Developer or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the Contractor Sublist form and return it to the Business License Division with a Business License application and the Business License tax fee based on the Contractors tax rate for each contractor listed on the form (see attached)					
138	8/13/2019			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: Retail, Non-Food (Gas Station)					
139	8/13/2019			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: Retail, Non-Food (Convenience Store)					
140	8/13/2019			BL5	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, the Lessor of the property shall pay a business license tax based on the Rental Income Property tax rate.					
141	8/21/2019			PD1	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.					
142	8/21/2019			PD2	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: All: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.					



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143	8/21/2019			PD3	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed/constructed in such a manner as to resist vandalism and/or destruction by hand.\r\r					
144	8/21/2019			PD4	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Address shall be illuminated during hours of darkness and prominently placed to be both visible to the front of the location and if applicable, visible to the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway).\r\r					
145	8/21/2019			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.					
146	8/21/2019			PD6	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Install MUTCD approved No Stopping signage along the streets adjacent to the property.\r\r					
147	8/21/2019			PD13	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: \r\r 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 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.\r\r					
148	8/21/2019			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.\r\r					



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149	8/21/2019			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:\r\r 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." \r\r					
150	8/21/2019			PD17	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: COMMERCIAL/INDUSTRIAL: Any rear door to the location, accessible by the public, shall be alarmed in such a way as to emit a continuous audible notification until reset by responsible personnel (e.g. alarmed exit device / crash bar). \r\r					
151	8/21/2019			PD18	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: COMMERCIAL: Security Ordinance. The development shall comply with all applicable portions of the City's Security Ordinance (Section 15.10.020) (see attached). \r\r					



City of Rialto

Sub-Contractor Report

150 S. Palm Avenue
Rialto, CA 923376

Business License
Ph. (909) 820-2517

Building
Ph. (909) 820-2505

NOTICE

To: All General Contractors and Developers

It is a requirement of the Rialto Municipal Code that all contractors and sub-contractors operating in the City of Rialto have a current City business license. In order to maintain compliance with this Code, please complete this sub-contractor list and return it to the Building Division prior to calling for your first inspection involving that trade.

COMPLETE SUBLIST ☐

PARTIAL SUBLIST ☐

DATE: _____

BLG PERMIT NO.:

JOB LOCATION:

NAME OF OWNER:

ADDRESS:

GEN CONTRACTOR:

ADDRESS:

GEN CONTRACTOR BL NO:

PHONE NO:

Job Type	CA Lic. #	Name	Address	City	State	Zip	Phone	City BL #
Acoustical								
Air Conditioning								
Alarm/Guard Service								
Appliance Service								
Architect								
Asphalt Paving								
Carpentry								
Cabinets/Installations								
Ceilings								
Cement Finishing								
Cement Foundations								
Cleaning Service/On Site								
Drapes/Window Coverings								
Drywall								
Dock Equipment								
Door and Hardware								
Electrical								
Electric Garage Door Opener								

Job Type	CA Lic. #	Name	Address	City	State	Zip	Phone	City BL #
Excavating								
Fences								
Fireplace								
Fire Sprinklers								
Floors/Carpets/Etc.								
Framing								
Glass/Glazing								
Grade/Excavate								
Heating/Ventilation								
Insulation								
Interior Decorator								
Landscaping								
Lathing								
Light Fixtures Indoor/Outdoor								
Linoleum/Vinyl								
Masonry								
Metal/Ornamental								
Painting Inside/Outside								
Paving								
Pipeline								
Plastering								
Plumbing								
Real Estate Broker/Sales								
Refrigeration/Air Conditioning								
Roofing								
Sandblasting								
Sanitation Facilities/On Site								
Sewer and Piping								
Sheet Metal								
Signs								
Sinks/Tubs/Toilets/Etc.								
Steel Structural								
Swimming Pool/Spa								
Tile Entry/Counter Tops								
Tennis Courts								
Trash Disposal/On Site								
Walks/Curbs/Drives/Gutters								
Weather-strip								
Welding								
Upgrading								
Other Trades Not Specified								