



ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

Tuesday, October 25, 2016

2:00 pm

City Council Chambers
150 S. Palm Avenue

REVISED

- I. **CALL TO ORDER / ROLL CALL** **2:00 PM**

- II. **REVIEW/MODIFICATIONS TO AGENDA**

- III. **PRESENTATIONS:**
 - A. **Renaissance Marketplace – Project Update** *(Gary Bauer – LHR)*
 - B. **Proposed Local Traffic Fee** *(Iteris / Public Works)*
 - C. **Grant Proposal - Rialto Technological Innovation Zone** *(Luvina Beckley –MHM)*

- IV. **DISCUSSION OF PROPOSED PROJECTS:**
 - A. **Review RFQ/RFP Preferred Developer –RSA Parcel** *(John Dutrey/RSA)*
 - B. **Reimbursement Agreement -Alder Interchange Design** *(LHR/ Dev. Services)*

- V. **EDC DETERMINATIONS**
 - A. **Proposed Annexation - SWC of Cactus and Jurupa** *(Clark Neuhoff - Alere)*
 - B. **Proposed Zone Change – R-1 to PRD-A** *(Chris Nemeth, Red Hill Partners)*

- VI. **PROJECT UPDATES:**
 - A. **SANBAG Update** *(Robert Eisenbeisz)*

- VII. **UPCOMING MEETINGS / OTHER DISCUSSION ITEMS**
 - ICSC P3 Workshop – Ontario November 3, 2016
 - Next Scheduled EDC Meeting - November 16, 2016

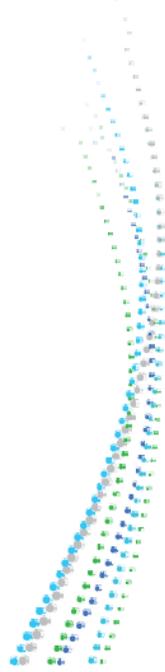
- VIII. **ADJOURNMENT**

City of Rialto

Traffic/Transportation Fee Study

Economic Development Committee

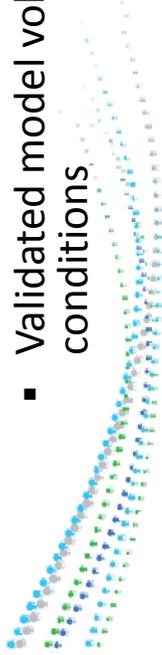
October 19, 2016



Traffic/Transportation Fee Study

Scope of Study

- Traffic Analysis at 50 intersections & 87 roadway segments
 - Existing Conditions
 - Some existing deficiencies
 - Future Year 2040 Conditions
- Use of SBTAM to develop future traffic forecasts
 - Worked with City staff to develop socio-economic data forecasts, using SCAG data as a base
 - Extensive refinement to land use data in Specific Plan areas, including Renaissance SP
 - Validated model volumes and network to best represent and match “ground” conditions



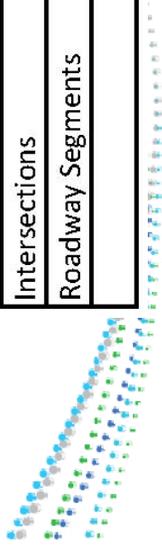
Traffic/Transportation Fee Study

Results and Costs

- Intersection LOS E or F considered Deficient (requiring improvement)
- Roadway Segment V/C ratio of 1.00 or higher considered deficient (requiring improvement)
- Recommended improvements would alleviate deficiencies, improve operations back to acceptable levels
- Impact fee can cover improvement of existing deficiencies (Alder/Baseline, Ayala segment) through fair-share costs

Year 2040 Improvement Costs

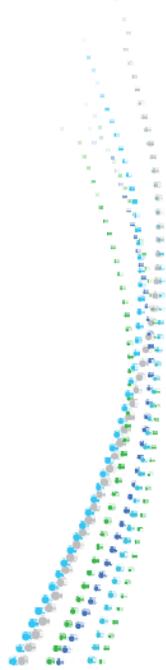
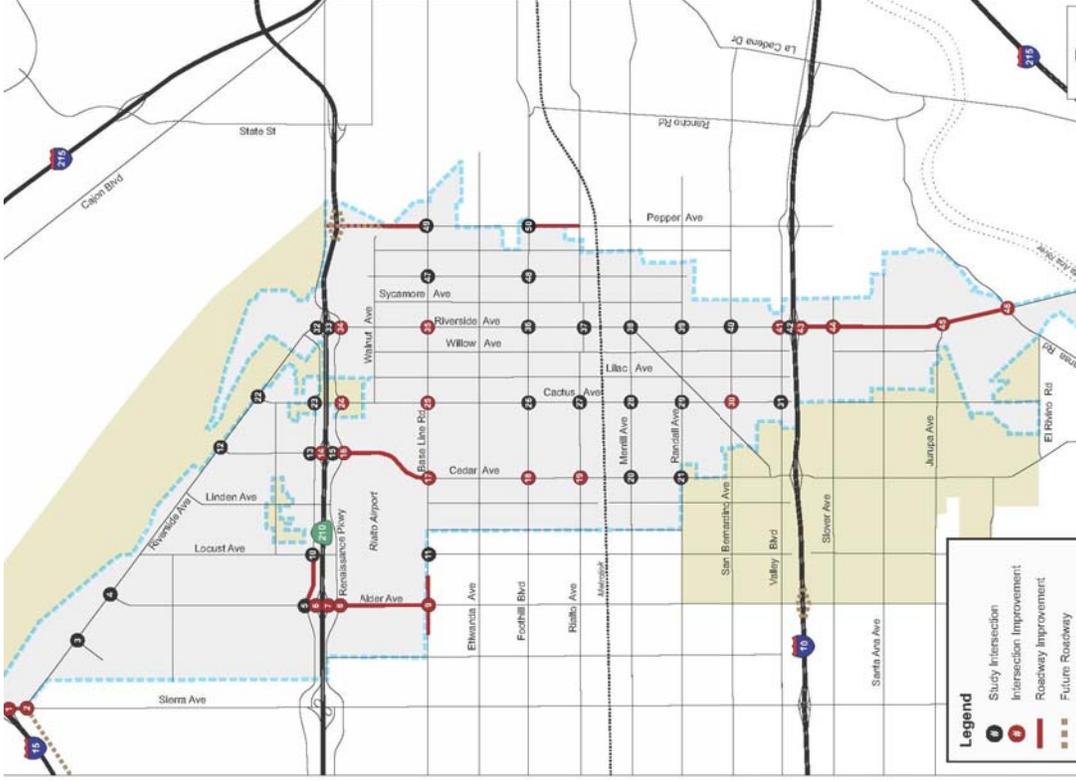
Facility Type	New Deficiencies	Current Deficiencies (Fair-share)	Total Cost of Improvements
Intersections	\$26,829,086	\$293,263	\$27,122,349
Roadway Segments	\$39,857,525	\$3,667,690	\$43,525,215
		TOTAL	\$70,647,564



Traffic/Transportation Fee Study

Locations of Improvements

- 21 Intersections
- 8 Segments



Traffic/Transportation Fee Study

Impact Fee Calculation Flow



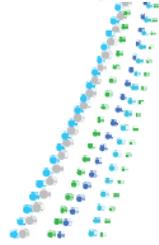
Costs	
Intersection Improvements	\$27,122,349
Corridor Improvements	\$43,525,215
Administration Fee (2% of improvement costs)	\$1,412,951.29
5-year Update of Fee (3 @ \$10k each)	\$30,000
Total Costs	\$72,090,516

Includes \$293,263 in fair-share costs
Includes \$3,667,690 in fair-share costs



Total Daily Trips (removing Exempt uses)¹	
2012 trips	323,311
2040 trips	524,680
Total Net Increase in Daily Trips	201,369

¹ = Exempt uses include public schools (elementary & secondary), churches, temples



Max Traffic Impact Fee per daily trip (Costs divided by net trips)	\$358.00
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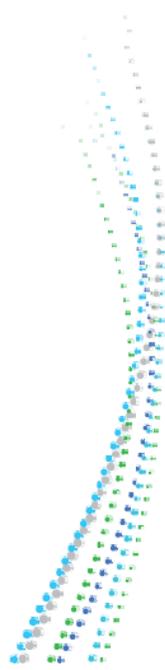
Traffic/Transportation Fee Study

Maximum Fee Schedule

Land Use	Maximum Fee Schedule Per Land Use Category			
	Daily Trip Rate (per du or sq ft) ¹	Max Traffic Impact Fee per trip (daily)	Max Proposed Traffic Impact Fee (per du or sq ft)	Current Regional Traffic Impact Fee
Single Family Residential	9.57	\$358.00	\$3,426.09	\$2,858.44
Multi Family Residential	6.65	\$358.00	\$2,380.72	\$1,980.00
Retail ²	0.02925	\$358.00	\$10.47	\$6.54
Office	0.01100	\$358.00	\$3.94	\$3.94
Industrial	0.00697	\$358.00	\$2.50	\$2.26

1 = ITE trip rates (9th Edition)

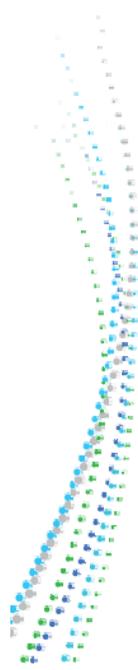
2 = Daily trip rate reduced to account for removal of 34% typical pass-by trips



Traffic/Transportation Fee Study

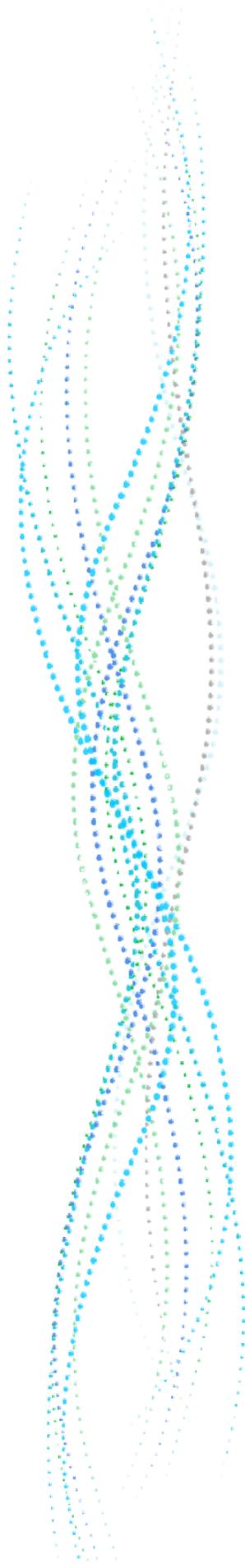
Comparison with other jurisdictions

Jurisdiction	Traffic Impact Fee Per Development Type					
	Single-Family Residential (per du)	Multi-Family Residential (per du)	Retail/ Commercial (per sq)	Office (per sq ft)	Industrial (per sq ft)	
Rialto (proposed max)	\$3,426	\$2,380	\$10.47	\$3.94	\$2.50	
Fontana	\$5,734	\$3,509	\$8.61	\$6.96	\$3.51	
Colton	\$1,382	\$838	\$2.74	\$1.78	\$0.96	
San Bernardino	\$2,668	\$1,781	\$2.88	\$2.88	\$1.74	
Ontario	\$2,563	\$1,712	\$5.18	\$2.96	\$1.59	
Rancho Cucamonga	\$9,002	\$5,401	\$13.50	\$10.80	\$5.40	
San Bernardino County (Average)	\$3,757	\$2,492	\$5.19	\$3.61	\$1.88	



Thank You!

Questions?





The Rialto Technological Innovation Zone: An EDA Project

Project Overview -The City of Rialto is proposing to renovate their Renaissance District into a 'Technological Innovation Zone.' This zone (which covers 700 sq. acres in the north end of Rialto and 800 sq. acres in the south end) will support the creation of 637 jobs and includes construction and equipment as follows:

- a) **High speed fiber optic installation (Construction and Equipment)** - construction will support 15-25 businesses moving into the area and those seeking to remain in area as a result of: access to advanced and high-speed internet connection, consistent signal strength reduction in environmental issues sustained by usage, increased longevity of planned usage, elimination of cost for replacement of copper wires (the most commonly used alternative to fiber), and unlimited capacity for expansion of new innovation in technology). **Cost: \$1,144,000** for 1500 acres (including both North and South Rialto estimated at \$763 per acre).
- b) **Transponders (Construction and Equipment)**– that will be installed overhead/on top of streetlights with capacity for supporting logistics traffic management (movement of trucks in/out of the City of Rialto). Transponders and supportive data will fuel efficiency of operation among businesses transporting goods and services and afford cost savings while affording revenue into the City's Regional Data Center to address employer directed training, data analytics, and acceleration of innovation among area businesses. **Cost: \$900,400** for 1500 acres
- c) **Data Analytics, Logistics and Surveillance Accelerator/Training Center (Construction)** – that will serve in aggregating data to support logistics for the city and advance training and pathways for residents to enter into area companies in support of product development using data aggregation, and in advancing innovation (via access to leveraged resources/accelerator funds and industry experts). Training will support positions supportive of NAICS codes: 541513, 541511, 541512 and 488510 which cover the positions of: Computer Facilities Management Services, Custom Computer Programming Services, Computer Systems Design Services, Freight Transportation Management. **Cost: \$3,042,460** for 12,000 sq ft, two story building.

These three components (above) of the overall project supported by EDA will create 637 jobs, reduce the carbon footprint for the region and spur a localized economic engine.

Primary Beneficiaries – Two primary beneficiaries include: Amazon and Monster Energy Drink who will employ 637 people as a result of the three project components identified above. (See signed 900 B Form) **Secondary Beneficiaries** – Currently there are preliminary plans for Ross Clothing, Cinemark Theatres, 24 hour fitness and a litany of other businesses to occupy space in the Renaissance District. This increase of new businesses into the region will create an estimated additional 1,200 jobs.

Further, support in accelerating innovation to market will create additional jobs (estimated at 35 jobs per innovation expanded to market). **Note:** *According to The Guardian an average of 35 jobs are created for each new and successful technology with the capacity to go to market within the first 5 years)*

Detailed Summary of the City of Rialto's Project Components

1) Fiber Optics- The City of Rialto's projected cost for the construction of Fiber Optic Cables covering over 1500 acres (including both North and South Rialto) is \$1,144,000 (estimated cost at \$763 per acre). Core components of the construction will include Fiber optic cable construction including purchasing of fiber/types (micro-tube and loose/tight buffered), ripcords, tensile and outer Jackets (for strength). Specifications and installations of fiber optic cable will include inter and intra-building (breaking out and planting of outside patch and plant cables), stripping of fiber, dropping ceilings, pulling cable, raising floors, removing jackets and construction of vertical risers in-trays, pathways and spaces and underground conduits.

Two project primary beneficiaries (Fortune 500 businesses) that will benefit from having increased access to high-speed internet include Amazon and Monster Inc. Fiber optics will support each of these businesses in retention and creation of jobs. Companies already established in the Renaissance District include B and B Plastics, Ross, T& B Water Trucks, Matich Asphalt, Target, and Niagara Water.

2) Transponders - Rialto's 'Technological Innovation Zone' will require the installation of traffic tracking transponders on the streetlights along the 210 freeway, the 10 freeway, and main transportation corridors/streets traversing through the City of Rialto. The City of Rialto's projected cost for Transponders (Equipment) cover 1500 acres (w/installations required in over 24 select points throughout the city) is \$900,400 (based on total cost per installation at \$37,516) The tracking transponder system will track movement in/out of the city and charge fees commiserate to the traffic levels and time of day/night when goods are moved through the city – commonly referred to as congestion pricing.

Corridors within the City of Rialto serve as direct routes to/from the Port of Los Angeles, to/from the Port of Long Beach, 10 Freeway East to/from Arizona, 15 Freeway North to/from Las Vegas and South to San Diego. It is estimated that more than 2,500 trucks move through these corridors each day with an estimate 26% (650 trucks) utilizing the corridors Transportation Rialto. More than 80% of these trucks move an excess of \$100,000 worth of goods, daily indicating more than \$60M worth of goods moving through the city each day. Managing the movement of these trucks with assessed moving fees will be tracked/facilitated by the transponders. The transponders fee based assessment will be manned and operated by the City's Data Analytics, Logistics, Surveillance, and Training Center.

Over the first eight (8) years, Rialto anticipates the Transponders will average operating at 45% of its capacity the first five years and up to 75% by the eighth year. Anticipated generated annual revenue from the transponders at 45% capacity totals \$462,150 per year (for 650 trucks per day at \$4 per truck). The congestion pricing allows the city to cover initial costs with revenue generated by the 3rd year of operation reflecting the break-even point with follow-on costs to address responsibilities/repairs that the City will assume resulting from the increase in truck traffic i.e. congestion, air quality, increased repairs on streets, etc.

Note: Information added here will reflect the expected increase in costs for roads that a city can anticipate based on increasing truck traffic.

3) Data Analytics, Logistics, Surveillance, Training Center - The DALSTC will be located within the ‘Technological Innovation Zone.’ and will serve as a Public Private Partnership among local government, educational institutions, businesses, and industry experts. The data and training center will be approximately two stories in height and approximately 12,000 square feet. The City of Rialto’s projected cost for the Data Analytics, Logistics, Surveillance, Innovation Training Center (Data Center) is \$3,242,460. Currently four (4) businesses have agreed to participate in the Business Development aspect of planned services that will support businesses in advancing innovation to market; referred to as Business Innovation Acceleration (BIA). These businesses include Webb Family Enterprises, InSoCal Connect*, Berg & Associates, and Azure Property Management. Each entity has new technologies and/or products requiring commercialization. The DALSTC will engage an average of 2 new businesses monthly, 24 over the course of a year (supporting over 192 businesses over the course of 8 years)

Company Name	Function	Square Footage Designated (includes common space)
Large Scale Data Company TBD	Data Aggregation	3,200 square feet
SBCCCD, Cal Poly Pomona, RUSD	Training	4,000 square feet
Webb Family Enterprises/Blackman & Associates/ InSoCal Connect	Business Acceleration: Franchising - supporting Minority/Seniors/Veterans	1,600 square feet
Berg & Associates/ InSoCal Connect	Business Acceleration: Manufacturing, Logistics and Telecommunication	1,600 square feet
Azure Property Management/ InSoCal Connect	Business Acceleration: Technologies	1,600 square feet
Total		12,000 square feet

- = **Company coordinating Industry Experts to support other businesses**

The center will have three primary services:

a) Data Aggregation – managed by P3 partners occupying 3,200 square feet will support:

- Project beneficiaries in advancing business efficiency of operations as it relates to aggregated data that support proactive decision making, conservation of energy, and managing of employee hours.
- Companies participating in the global and local logistics in advancing business efficiency of operations as it relates to aggregated data that supports efficiency of truck traffic movements, fuel savings, and logistical decision-making.

b) Training – headed by SBCCCD, Pomona, and RUSD on-site occupying 4000 sq. feet and supporting the capacity to support companies moving into the area requiring NAICS codes (541513, 541511, 541512, 488510) which reflect the positions of: Computer Facilities Management Services, Custom Computer Programming Services, Computer Systems Design Services, Freight Transportation Management . These skilled laborers will fulfill jobs being created for participating project beneficiaries and other(s).

c) Business Innovation Accelerator – covering 4,800 square feet that serves in supporting area businesses with professional development that elevates the acceleration of innovation into the

global market. The business innovation accelerator and technical assistance will be facilitated by Industry experts/Business with noted successes in specified areas necessary to enter into the global market (including technical assistance in Import/Export, R&D, Validation of Innovation, Financing/Funding, etc). Space will managed/occupied by InSocial/Connect that will serve as an umbrella agency to all start-ups and small businesses requiring support. Webb Family Enterprises, Blackmann & Associates, Berg & Associates, and Azure Property Management each serve as industry experts for the select area(s) of focus/function. Data center operation funds from the transponders will be designated to the City of Rialto's Accelerator Funds that will support advancing local innovation into global markets. In addition to the 460 jobs being created by project beneficiaries, the DALSTC will also support the creation of an estimated 416 additional multiplier jobs based on a rate of 52 new jobs per 16 (average 2 per year) business expansions/launches.

Total Project Construction and Equipment Cost	\$5,086,860
Total Request of EDA	\$3,000,000
City of Rialto:	\$2,086,860
Percent of Total Project Covered by EDA:	58%
Percent of Total Project Covered by City of Rialto:	42%

DRAFT

CITY OF RIALTO

ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

For the Meeting of October 19, 2016

TO:	Honorable Economic Development Committee Members
VIA:	 Robb R. Steel, Assistant CA/Director of Development Services
FROM:	 Greg Lantz, Economic Development Manager
SUBJECT:	Billboard Relocation Agreement
DATE:	October 14, 2016

BACKGROUND:

On May 30, 2007, the City's Planning Commission adopted Resolution 7-14 that approved Variance No. 682 (**Exhibit A**) to allow the construction of a tri-sided digital display sign ("*Freeway Sign*") located adjacent to the eastbound Riverside Avenue exit from the SR-210 freeway. A permit to construct the *Freeway Sign* was issued in November of 2007; however the *Freeway Sign* did not commence construction until late 2010 and became fully operational in 2011. Because the *Freeway Sign* was permitted and constructed prior to Caltrans's designation as a landscaped freeway, Caltrans considers the *Freeway Sign* a legal non-conforming outdoor advertising sign.

The *Freeway Sign* is currently owned and operated by San Diego Outdoor Advertising, Inc. doing business as General Outdoor Advertising (the "Owner/Operator"). The *Freeway Sign* was constructed on a parcel of land (APN# 0127-023-03) that is currently owned by *Rialto Gateway Display, LLC*. On September 28, 2016, *Rialto Gateway Display, LLC* acquired an adjacent surplus parcel of land from Caltrans. The Director's Deed conveying the surplus Caltrans property to *Rialto Gateway Display* is attached hereto as **Exhibit B**.

The *Rialto Gateway Display* and Owner/Operator have requested permission from the City to relocate its existing *Freeway Sign* onto the property recently acquired from Caltrans. The Owner/Operator drafted and requested that the City enter into a *Billboard Relocation Agreement* (**Exhibit C**) that would permit reconstruction of the existing *Freeway Sign* on the recently acquired parcel.

ANALYSIS/DISCUSSION:

The proposed *Billboard Relocation Agreement* authorizes the Owner/Operator to remove the existing *Freeway Sign* and reconstruct a new *Freeway Sign* approximately 100 feet north of the existing *Freeway Sign*. The new sign has two advertising faces in a

landscape format opposed to the upright portrait type format of the current sign. The proposed location of the new Freeway Sign and pictures depicting the current Freeway Sign and the proposed Freeway Sign are attached hereto as **Exhibit D**.

Location of the Sign:

The Relocation Agreement indicates that a new sign would be located approximately 100 feet from the location of the existing Freeway Sign. However, the proposed location of the sign as depicted in **Exhibit D** may conflict with an easement located on the subject parcel. The easement area is depicted in **Exhibit E**.

Approvals:

The proposed Billboard Relocation Agreement requires the Owner/Operator to apply for Precise Plan of Design and a Variance, where the City could impose certain conditions of approval related to the development. The Owner/Operator would also apply for a sign permit to construct the sign. The Relocation Agreement requires the Owner/Operator to secure a permit to relocate the sign from Caltrans (CCR Section 2427).

City Use of Sign:

The proposed Relocation Agreement provides the City with the right to use and display “public service messages” on the City reserved panels. Currently the Relocation Agreement provides that the City may change out these *public service messages* up to 6 time per year at no cost to the City. If the City wished to change out these messages more than six times per year, the City reimburses the Owner/Operator’s actual costs for these change outs. The Agreement also allows the City to advertise “public service messages” on the billboard’s main advertising digital displays, not more than one (1) time per month at no cost.

Prohibited Advertising:

Currently the Relocation Agreement prohibits the Owner/Operator from displaying or advertising any political advertisements, pornographic images or any type of “adult” businesses, including any nightclubs or bars that may feature full or partial nudity. The EDC or City Council should discuss and include any other types of advertising it may wish to prohibit, such as tobacco, alcohol, legal or illegal drugs, or religious displays.

Fiscal Impact:

The City will not incur any expenses or cost related to the construction, maintenance, or operation of the Freeway Sign. The City would only incur expenses if it wished to advertise or use the sign in excess of the rights currently provided for in the Agreement

RECOMMENDATION:

1. Staff recommends that the Economic Development Committee forward a recommendation to the City Council to approve the Billboard Relocation Agreement, subject to any additional modifications to the City’s right to use the Freeway Sign and types of advertising that may or may not be permitted on the Freeway Sign

EXHIBIT A

RESOLUTION NO. 07-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, GRANTING CASA DE BARBERA A VARIANCE FROM SECTION 18.102.060 (J) OF THE RIALTO MUNICIPAL CODE TO ALLOW THE LOCATION AND CONSTRUCTION OF A TRI-SIDED DIGITAL DISPLY SIGN LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE AVENUE AND SR-210 IN THE C-1 NEIGHBORHOOD COMMERCIAL ZONE.

BE IT RESOLVED by the Planning Commission of the City of Rialto as follows:

SECTION 1. That the Planning Commission hereby determines that Variance No. 682 satisfies the requirements of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a variance. The findings are as follows:

- 1. **There are exceptional circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same vicinity or district.**

The intended use of the area is commercial. The size and location of the site renders it unfeasible for development. The use of this site for an off-site sign would allow the property to be utilized by the property owner and for public benefit. The established sign code reflects the intent of having signs for freeway advertisement where there would be minimal impact on the surrounding community.

- 2. **This variance is necessary for the preservation and enjoyment of a substantial property right of the applicant as possessed by other property owners in the same vicinity and district.**

The property has a commercial zoning and is surrounded by commercial development and public facilities. This parcel was legally created but is inadequate to support a commercial development of the same nature as the surrounding properties. This property would otherwise be unfeasible for development.

- 3. **The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and district in which the property is located.**

The proposed sign for this site will meet the design criteria as established by the Economic Development Committee, Planning Commission and Development Review Committee. The sign shall be located on the site such that it meets the requirements of all involved departments and will not encroach into the public right of way.

EXHIBIT A

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4. **The proposed use and development are consistent with the General Plan and objectives of the zoning ordinance.**

The development has been reviewed by the City's Economic Development Committee and the City's Planning Division and is consistent with the General Plan and Commercial zoning designations in that area. An increase in permitted sign size will not change consistency with respect to developments allowed under the General Plan or Zoning designations.

5. **The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing land uses.**

This site is adequate to accommodate the proposed sign. Access to the site has been granted from an adjoining property. The site is adjacent to SR-210 and is an appropriate location for a freeway oriented digital display sign.

6. **The development site has adequate access to those utilities and other services required for the proposed use.**

There is adequate access to the site for the purpose of utility connection. Electricity for the sign and water for the landscaping will both be provided.

7. **The proposed use will be arranged, designed, constructed and maintained so as to be compatible with the character of the area as intended by the General Plan.**

The existing development has been reviewed by the City's Economic Development Committee and the Planning Division to assure compatibility with the surrounding area. The increase in sign size would not constitute an inconsistency with the general area.

8. **Potential adverse effects upon the surrounding properties will be minimized to the extent practical and any remaining adverse effects are justified by the benefit conferred upon the neighborhood or community as a whole.**

Granting this variance will not confer upon the area adverse effects. The sign will meet design requirements established by the City and will set the standard for signage at the other three on and off ramps of the SR 210 freeway. The environmental review shows that any impact would be at a level of less than significant. The proposed sign also provides for civic advertisement and emergency use of the sign.

9. **This variance shall be in harmony with the general purpose and intent of Section 18.102 of the Rialto Municipal Code.**

The intent of Section 18.102 of the Rialto Municipal Code is to guide the development of signage in the City and its purpose is to enhance and improve the appearance of the City through sound signing practices. Granting this variance

EXHIBIT A

would remain in harmony with the intent of the sign code and would allow the sign to be developed appropriately.

SECTION 2. That Casa de Barbera is hereby granted a variance from Section 18.102.060 (J) of the Rialto Municipal Code to allow an off-site sign in the Neighborhood Commercial zone.

SECTION 3. That this request is statutorily exempt from CEQA requirements and a Notice of Exemption has been prepared.

SECTION 4. That this Variance No. 682 is granted to Casa de Barbera, subject to the following conditions:

1. The final locations of the monument sign shall be reviewed and approved by the Planning Division through the Precise Plan of Design. Approval of a Precise Plan of Design is required prior to issuance of any permits.
2. The maximum sign area shall not exceed the sizes as indicated on the plans submitted to the Planning Division on April 21, 2007.
3. A City Business License must be obtained as part of the Certificate of Occupancy process.
4. A Certificate of Occupancy must be issued prior to display of advertising.
5. Approval of this variance is conditional upon the privileges granted herein being utilized within one (1) year from the effective date of the approval of this variance.

SECTION 5. The Chairman of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 30th day of May, 2007.

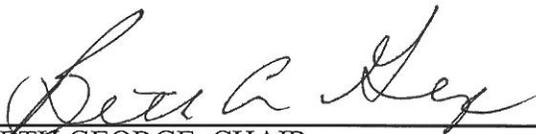

 BETH GEORGE, CHAIR
 CITY OF RIALTO PLANNING COMMISSION

EXHIBIT B

DEPARTMENT OF TRANSPORTATION

District 08
464 W. 4th Street, 6th Floor-
SAN BERNARDINO, CA 92401-1400
TDD (909) 383-6300



Sept. 28, 2016
File # 08-SBd-210-18.69
DD0A5679-03-02

Rialto Gateway Display, LLC
Attn: Mr. Tim Lynch
632 S. Hope Avenue
Ontario, CA 91761-1823

Dear Mr. Lynch:

Enclosed is the original recorded deed for the Caltrans excess land parcel along the 210 freeway in Rialto that you have purchased from Caltrans.

If I can be of further assistance or if you have any questions, you may call me at the number below, or by e-mail at John_Hotchkiss@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "John Hotchkiss".

John Hotchkiss, Right of Way Agent
Caltrans San Bernardino Office
Excess Land Sales
909 381 2972

Mailing Address:
California Dept. of Transportation
Attn: R/W Excess
464 W. 4th Street 6th floor
San Bernardino, CA 92401

RECEIVED

OCT 04 2016

BY: _____

EXHIBIT B

Recorded in Official Records, County of San Bernardino

9/28/2016
10:28 AM
NP
SAN

John Hotchkiss

RECORDED AT REQUEST OF
AND MAIL TO

Department of Transportation
Excess Land Manager
464 W. 4th Street, 8th Floor
San Bernardino, CA 92401



BOB DUTTON
ASSESSOR - RECORDER - CLERK

P Counter

Doc#: 2016-0402546

Titles: 1 Pages: 9



Fees 76.00
Taxes 170.50
Other 0.00
PAID \$246.50

John Hotchkiss

Space above this line for Recorder's Use

**DIRECTOR'S DEED
GRANT**

000013

AUG 17 2016

No APN

District	County	Route	Postmile	Number
08	SBd	210	18.69	DD 0A5679-03-02

The State of California, acting by and through its Director of Transportation, hereinafter called STATE, hereby grants to

Rialto Gateway Display, LLC,

hereinafter called GRANTEE, that real property in the City of RIALTO, County of San Bernardino, State of California, described as follows:

See Exhibit "A" and depicted on Exhibit "B", both attached.

Subject to special assessments if any, restrictions, reservations, and easements of record.

DOCUMENTARY TRANSFER TAX \$ *170.50*

- Computed on full value of property conveyed, or
- Computed on full value less liens & encumbrances remaining thereon at time of sale.

John Hotchkiss

Signature of declarant or agent determining tax, firm name

08-SBd-210-PM 18.69-DDA5679-03-02
(5679-03-02, 5683-01-02, 10779-01-02)

MAIL TAX STATEMENTS TO: Rialto Gateway Display, LLC
632 S. Hope Ave.
Ontario, CA 91761

EXHIBIT B

EXHIBIT "A"

That portion of Lot 143 according to Map showing Subdivision of Lands belonging to the Semi-Tropic Land and Water Company, in the City of Rialto, County of San Bernardino, State of California, as shown per Plat recorded in Book 6 of Maps, Page 12, in the Office of the County Recorder of said County, described as follows:

COMMENCING at the intersection of Easton Avenue with Riverside Avenue, as shown by Parcel Map No. 695, filed in Book 8 of Parcel Maps, Page 31, in the Office of the County Recorder of said County; thence northerly along the centerline of Riverside Avenue, North 00°29'35" West, 371.37 feet; thence at right angles, South 89°30'25" West, 75.46 feet to a point on the westerly right-of-way of said street (half-width of 75.46 feet), said point being the **POINT OF BEGINNING**; thence North 44°29'35" West, 33.04 feet; thence course "A", North 88°29'35" West, 85.74 feet to the beginning of a non-tangent curve concave northerly and having a radius of 1,738.85 feet, to which a radial line bears South 01°30'48" West; thence westerly along said curve through a central angle of 04°58'00", an arc distance of 150.73 feet; thence North 83°46'30" West, 365.75 feet; thence North 84°28'51" West, 0.32 feet to a point on the easterly line of Tract No. 9711, recorded in Book 135 of Maps, Pages 10 and 11, in the Office of the County Recorder of said County, said point being distant North 00°29'30" West, 13.71 feet from the southeast corner of lot 14 of said Tract; thence along said easterly line, South 00°29'30" East, 29.81 feet, to the northwesterly corner of that certain parcel of land described in a Deed to the City of Rialto recorded January 25, 1979 in Book 9608, Page 1497, of Official Records of said County; thence easterly along the northerly boundary of said certain parcel the following 3 courses: (1) South 84°51'03" East, 1.28 feet to the beginning of a curve concave southerly and having a radius of 2,499.79 feet; (2) thence easterly and southeasterly along said curve through a central angle of 8°00'00", an arc distance of 349.04 feet; (3) thence South 76°51'03" East, 149.88 feet to the most northwesterly corner of that certain parcel of land described in Deed to John Kevane, John Helmer, and Warren Oakland recorded August 28, 1974 in Book 8504, Page 1220, Official Records of said County; thence southeasterly along the northerly boundary of last said certain parcel course "B", South 76°51'03" East, 118.46 feet; thence continuing along last said boundary course "C", South 44°58'22" East, 23.65 feet, to said westerly right-of-way; thence northerly along said westerly right-of-way, North 00°29'36" West, 87.16 feet, to the **POINT OF BEGINNING**.

CONTINUE

08-SBd-210-PM 18.69-DD0A5679-03-02
(5679-03-02, 5683-01-02, 10779-01-02)

EXHIBIT B

EXHIBIT "A"

CONTINUED

There shall be no abutter's rights, including rights of access, appurtenant to the above described real property in and to the adjacent state freeway and Riverside Avenue.

The above-described real property is landlocked and without any direct access to the freeway or to any public or private road. The State of California is without obligation or liability to provide access to said real property.

RESERVING unto the Grantor, its successors or assigns, an easement for utility purposes, over, under, and across the following portion of the above-described parcel of land lying easterly of the following described line:

BEGINNING at a point on above mentioned course "A", said point being North 88°29'35" West, 59.39 feet from the easterly terminus of said course "A"; thence leaving said course "A", South 05°10'43" West, 15.74 feet; thence South 39°49'19" East, 103.48 feet to a point on above mentioned course "B", said point lying distant North 76°51'03" West, 1.76 feet, from the easterly terminus of said course "B"; thence along said course "B" to its easterly terminus; thence along here in above mentioned course "C" to its southerly terminus, being the **POINT OF TERMINATION** of this line.

The distances used in the above description are on the California Coordinate System of 1983, Zone 5. Multiply all distances used in the above description by 1.00008599 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act

Signature


Michael Robert P.L.S.

Date: January 20, 2016



08-SBd-210-PM 18.69-DD0A5679-03-02
(5679-03-02, 5683-01-02, 10779-01-02)

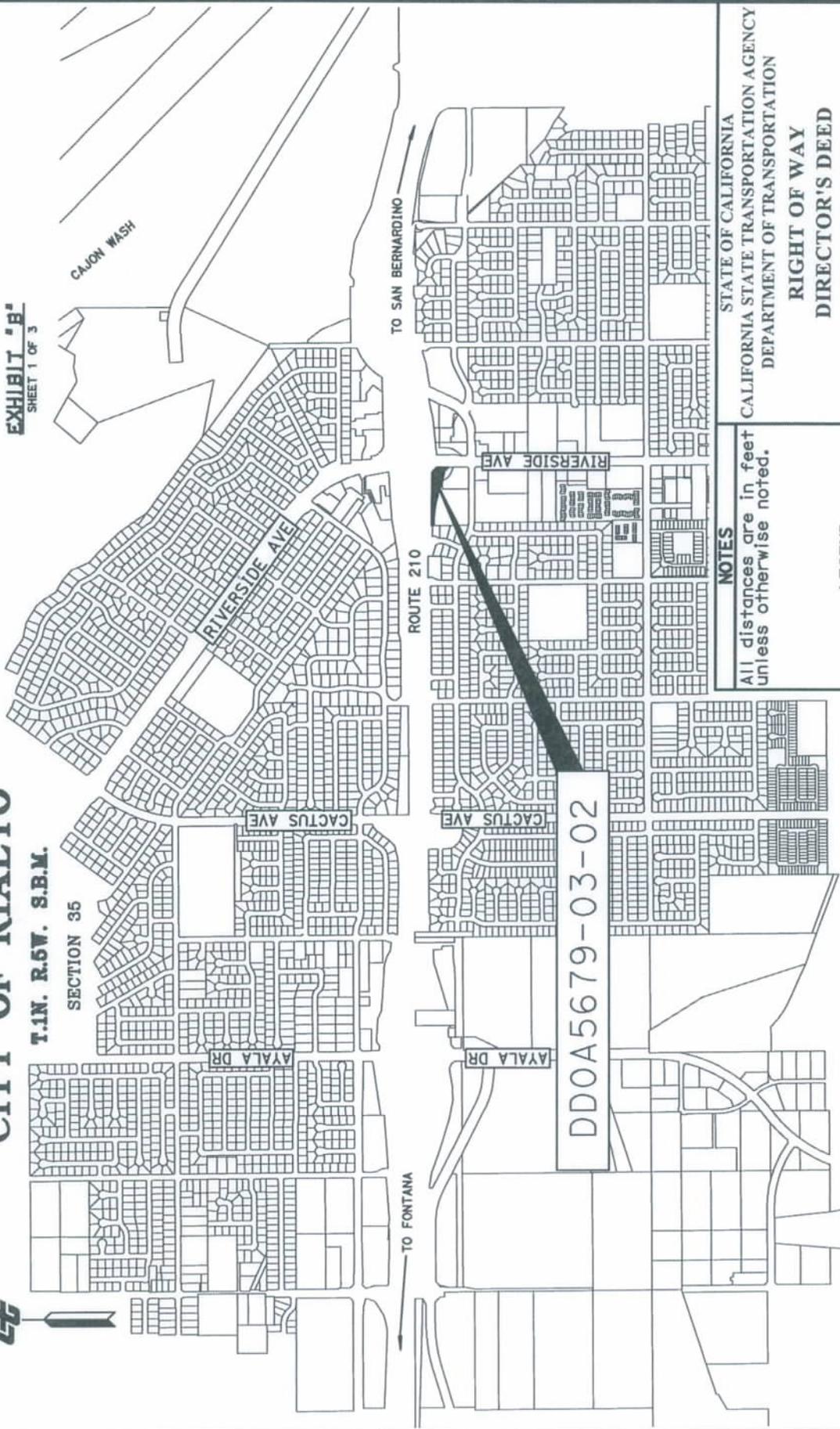
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

**COUNTY OF SAN BERNARDINO
CITY OF RIALTO**

T.1N. R.5W. S.B.M.

SECTION 35

EXHIBIT "B"
SHEET 1 OF 3



NOTES

All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD0A5679-03-02
NOT TO SCALE

REF. INFO. DIST 08 R/W MAP 416542-7

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	SHD	210	18.69		3

COUNTY OF SAN BERNARDINO
CITY OF RIALTO
 T.J.W. E.O.V. S.B.M.
 SECTION 36

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

EXHIBIT "B"
 SHEET 2 OF 3

CL IMP. RTE. 210

Contains 31,231 SQ. FT.

DD0A5679-03-02

CL IMP. EB OFF RAMP

SEE DETAIL

0.32'

CL ALICE AVE

LOT 15

APH0127-021-10
 REYES, ASCENSION & EMELIA

LOT 16

LOT 17

TRACT NO. 97111

M.B. 135/10-11

LOT 18

LOT 19

SEMI TROPIC LAND AND WATER CO 9UB

DETAIL

M.B. 6/12

LOT 143

EXIST R/W

0.32'

NOT TO SCALE

365.75'

L=349.04'

1.28'

CL IMP. RIVERSIDE AVE

SEE SHEET 3
 RESERVATION

75.46'

33.04'

87.16'

P.O.B.

85.74'

118.46'

23.65'

5683-01-02

RESERVATION
 SEE SHEET 3

APN0127-023-02
 MIDLAND OIL GROUP LLC

APN0127-023-03
 RIALTO WATERWAY
 DISPLAY LLC

10779-01-02

268.34'

149.88'

L=150.73'

371.37'

P.O.C.

CL EASTON ST

NOTES

All distances are in feet unless otherwise noted.

LEGEND

ACCESS CONTROL

FEET 0 50 100 200

STATE OF CALIFORNIA

CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY

DIRECTOR'S DEED

DD0A5679-03-02

REF. INFO. DIST. 08 R/W MAP 416542-7

DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
08	SHD	210	18-69	2	2	3

EXHIBIT B

EXHIBIT 'B'

SHEET 3 OF 3

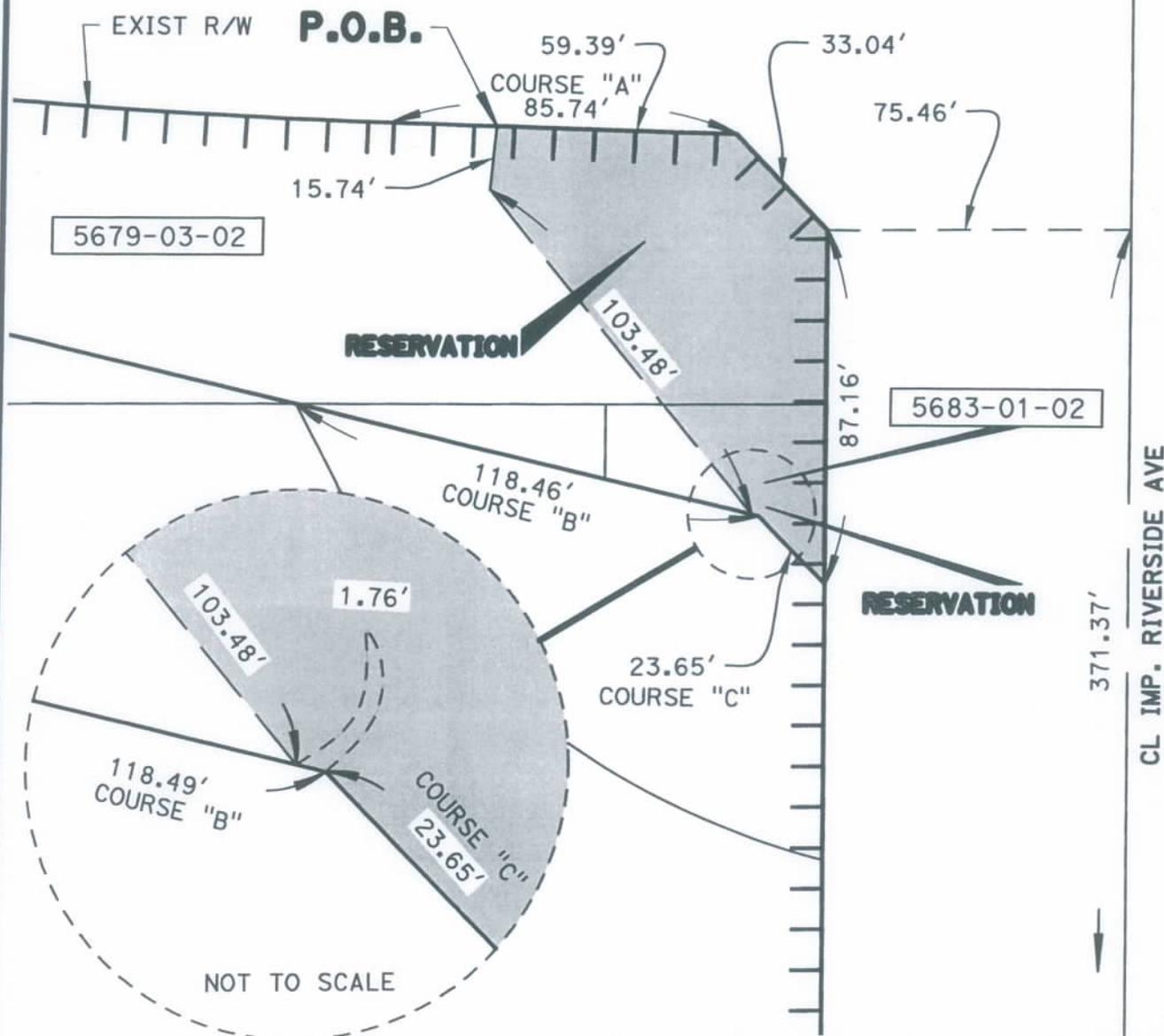
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



COUNTY OF SAN BERNARDINO

CITY OF RIALTO

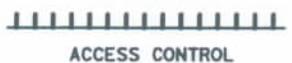
T.1N. R.5W. S.B.M. SECTION 35



NOTES

All distances are in feet unless otherwise noted.

LEGEND



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD0A5679-03-02



REF. INFO. DIST. 08 R/W MAP 416542-7A

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	Sbd	210	18.69	3	3

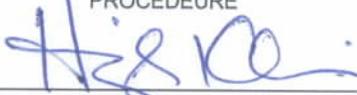
EXHIBIT B

Number
DD 0A5679-03-02

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

Dated 9/11/2016

APPROVED AS TO FORM AND
PROCEDURE



ATTORNEY
DEPARTMENT OF TRANSPORTATION

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By Malcolm Dougherty
Director of Transportation

By Joseph J. Williams
Attorney in Fact
Kathryn C. Williams

THIS IS TO CERTIFY that the California Transportation Commission has authorized the Director of Transportation to execute the foregoing deed at its meeting regularly called and held on the 17th day of August 2016, in the city of San Diego.

Dated this 17th day of August 2016.



SUSAN BRANSEN, Executive Director
CALIFORNIA TRANSPORTATION COMMISSION

EXHIBIT B

ALL CAPACITY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On SEPTEMBER 2, 2016 before me, THALIA H. MCELROY, NOTARY PUBLIC
(Date) (Name and title of the officer)

personally appeared JACQUELYN L. WILLIAMS
(Name of person signing)

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

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

WITNESS my hand and official seal.

Thalia H. McElroy
Signature of officer

(Seal)



EXHIBIT B

Clarity Copy
000013 Aug 17, 2016

I hereby certify under penalty of perjury
that the foregoing is true and correct.

Executed this 15th day of Sept, 2016
at San Bernardino, California

John Hestness
Signature

EXHIBIT C

BILLBOARD RELOCATION AGREEMENT

THIS BILLBOARD RELOCATION AGREEMENT (“Agreement”) is entered into as of this ___ day of _____, 2016 (the “Effective Date”), by and between the CITY OF RIALTO, a public body, corporate and politic (“City”), and SAN DIEGO OUTDOOR ADVERTISING, INC. dba GENERAL OUTDOOR ADVERTISING, a California corporation (“Company”). Hereafter City and Company are sometimes referred to as “Party” or collectively as “Parties.”

RECITALS

WHEREAS, Company owns and operates a legal non-conforming billboard advertising structure within the city limits of City;

WHEREAS, Company desires to relocate the existing Billboard incorporating a changeable message digital display;

WHEREAS, the California Outdoor Advertising Act, Business and Professions Code, Section 5200, et. seq, encourages local entities and display owners to enter into relocation agreements which allow local entities to continue development in a planned manner without expenditure of public funds while allowing the continued maintenance of private investment and a medium of public communications;

WHEREAS, the California Outdoor Advertising Act specifically empowers, and encourages, local agencies to enter into relocation agreements on whatever terms are agreeable to the City and display owners and to adopt ordinances and resolutions providing for relocation of displays;

WHEREAS, City and Company now wish to enter into an agreement to memorialize the terms and conditions upon which Company will have the right to relocate and reconstruct a certain Billboard.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the foregoing Recitals, which Recitals are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and consideration of the mutual covenants set forth herein, the Parties hereby agree as follows:

1. Term of Agreement. Contingent upon approval by the City per Rialto Municipal Code (“RMC”) Chapter 18.102, which includes a Precise Plan of Design and, if applicable, a variance and unless terminated earlier as provided in this Agreement, this Agreement shall continue in full force and effect for so long as any obligation is owed by either Party pursuant to the terms of this Agreement.

2. Billboard Relocation and Reconstruction. Company currently owns one (1) Billboard containing a total of three (3) display panels, comprised of two (2) changeable message panels and one (1) static panel (“Existing Billboard”). The Existing Billboard currently holds the status of a legal non-conforming use as the term is defined by the City Development Code per RMC section 18.102.070. In exchange for the covenants provided in this Agreement, Company shall be authorized to relocate one (1) Existing Billboard to a location approximately **100'** north of the Existing Billboard, as specifically described and depicted in **Exhibit “A,”** attached hereto and incorporated herein by reference (“Relocated Billboard”), subject to securing the above

EXHIBIT C

approvals from City per RMC section 18.102.070. Company proposes to construct the Relocated Billboard with a two-panel changeable message digital display. Company agrees to place the City Logo above all faces contained on the Relocated Billboard. Such logo shall measure per scale drawings identified in Exhibit “B” and shall be maintained at all times by Company as part of its customary maintenance of the Relocated Billboard. In exchange for and in consideration of City’s Agreement to allow company to relocate the Billboard as provided for in this Agreement, Company shall provide city sponsored Public Service Advertising on the Relocated Billboard (see Section 5).

Costs of Relocation and Operation. All costs for the removal, relocation or installation of Relocated Billboard or to secure or install utilities as well as ongoing utility costs to operate and maintain the Relocated Billboard shall be at Company’s sole cost and Company shall not seek any reimbursement or contribution for such costs from City for any reason whatsoever .

3. Required Approvals. Within sixty (60) days of the approval of this Agreement, Company shall submit a sign permit application(s), to the City Development Services Department for the development of the Relocated Billboard. Company’s ability to construct and install the Relocated Billboard is expressly conditioned upon approval of sign permits by the City. Company shall provide to City the required submittals per RMC Chapter 18.102, including but not limited to, an application for a sign permit and construction drawings reflecting the design detail of the proposed Billboards. Upon receipt of an application for a sign permit submitted pursuant to this Agreement, the City Development Services Department shall review the application to determine whether the design of the proposed Billboard is substantially similar to the conceptual design reflected in **Exhibit “B”** attached hereto and incorporated herein by this reference. City shall issue the requested sign permit if the City Development Services Department Director determines the proposed Billboard substantially conforms to the design reflected in **Exhibit “B”** per RMC Chapter 18.102. Company acknowledges that, in addition to sign permits, Company must obtain building permits from City prior to construction and installation of the Relocated Billboard. Additionally, Company shall secure all necessary approvals from the California Department of Transportation for the Relocated Billboard pursuant to the California Outdoor Advertising Act and implementing regulations, at Title 4 of the California Code of Regulations, including section 2427 thereunder.

4. Promotion of City Events. As consideration for City’s Agreement to allow Company to develop the Relocated Billboard, City shall be entitled to place public service announcements on any such Relocated Billboard, provided, however, that such public service announcements shall be limited to civic public service messages, including those sponsored by private organizations (hereinafter “Public Service Messages”). The term Public Service Message shall expressly exclude any message advertising any business, company or event where such message would have a direct and tangible economic benefit to a private, for-profit company. City shall be entitled to display Public Service Messages on the city reserved panels (**see Exhibit B**) on a continuous basis. **Company agrees to change the City’s Public Service Messages up to six (6) times per calendar year at it’s sole expense. City may request additional changes during the calendar year at Company’s actual cost. City shall also be entitled to advertise Public Service Messages, no more than one (1) time per month, upon the Relocated Billboard’s main digital advertising displays, which Company may coordinate with other advertising consistent with Section 7 below.** For all Public Service Messages, City shall be responsible for providing Company with the advertising copy. Company shall not be responsible for producing or

EXHIBIT C

substantially modifying any advertising copy for a Public Service Message, and shall have twenty-one (21) days after receipt and approval of advertising copy to display the Public Service Message. Company's obligation to provide and display Public Service Messages shall survive termination of this Agreement and shall remain in full force and effect until removal of the Relocated Billboard.

5. Indemnity. Company, as a material part of the consideration to be rendered to City under this Agreement, shall indemnify the City, agents and employees and any successors or assigns to the City's rights under this Agreement (collectively "City Parties") and shall hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, (hereinafter "Indemnified Claims and Liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the removal of the Existing Billboard or use and maintenance of the Relocated Billboard by Company, its officers, agents and employees (collectively "Company Parties"), but only to the extent any such Indemnified Claims and Liabilities arise from (a) the failure of the Company to keep the Relocated Billboard in good condition and repair, (b) the negligent acts or omissions of the Company hereunder, or (c) the Company's negligent performance of or failure to perform any term or covenant of this Agreement, and in connection with the foregoing indemnity:

- a. Company shall defend any action or actions filed in connection with any of said Indemnified Claims and Liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;
- b. Company shall promptly pay any judgment rendered against the City and the City Parties for any such Indemnified Claims and Liabilities; and Company shall save and hold the City and the City Parties harmless therefrom; and
- c. In the event the City Parties are made a party to any action or proceeding filed or prosecuted against the Company Parties for such Indemnified Claims and Liabilities, Company shall pay to the City any and all costs and expenses incurred by the City Parties in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Notwithstanding any other provision of this Agreement, Company's indemnification obligations as set forth in this Agreement shall survive the termination of this Agreement and shall continue for a period of five (5) years from the termination thereof. Company and City further acknowledge that Company shall not indemnify the City Parties for any Indemnified Claims and Liabilities caused by or arising out of the sole negligence or willful misconduct of the City Parties.

6. No City Liability for Relocated Billboard. The Parties acknowledge that the Relocated Billboard will be located generally at the southwest corner of Riverside Avenue and 210 Freeway. The Parties agree that, should the California Department of Transportation desire to construct facilities, including, but not limited to, a new freeway interchange, necessitating acquisition of the Relocated Billboard property, City shall not be liable for the cost to remove, relocate, and/or rebuild the Relocated Billboard, nor shall Company be entitled to any compensation from City due to the acts of those third Parties.

EXHIBIT C

7. Advertising Limitation. Company voluntarily covenants and agrees for itself, its successors and assigns, that any advertising displayed on the Relocated Billboard shall not contain any advertising for adult entertainment or nudity including, but not limited to, topless bars, nightclubs, establishments that feature nude dancing or any adult business featuring retail sales of adult novelty items, books, magazines, videos, or any material that could reasonably be considered pornographic. Additionally the Relocated Sign shall not display any political advertising. City further reserves the right to object to any other advertising that may be considered detrimental to the image of the City. In such cases, City shall inform Company in writing of the offensive advertising and request that it be removed. Company shall endeavor to cooperate with the City in assuring the removal of such advertising when such removal does not breach any existing contract or lease agreement held by Company.

8. General Provisions.

a. Assignment. Company may only assign or otherwise transfer this Agreement to any other person, firm, or entity, upon presentation to the City of an assignment and assumption agreement in a form reasonably acceptable to the City Attorney and receipt of the City's written approval of such assignment or transfer by the City Administrator. After a transfer or assignment as permitted by this Section, the City shall look solely to such assignee or transferee for compliance with the provisions of this Agreement which have been assigned or transferred.

b. Waiver. The waiver by any Party of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other term, covenant or condition, or of any subsequent breach of the same term, covenant or condition.

c. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be sent by: (a) certified or registered mail, postage pre-paid, return receipt requested, (b) personal delivery, or (c) a recognized overnight carrier that provides proof of delivery, and shall be addressed as follows:

If to Company:

San Diego Outdoor Advertising, Inc.
dba General Outdoor Advertising
632 S. Hope Ave.
Ontario, CA 91761

With a Copy to:

Ward & Ward, Attorneys at Law
685 E. Carnegie Dr., Suite 140
San Bernardino, CA 92408

If to City:

City of Rialto
Attn: Development Services Director
150 S. Palm Ave.
Rialto, CA 92376

With a Copy to:

City of Rialto
Attn: City Administrator
150 S. Palm Ave.
Rialto, CA 92376

Notices shall be deemed effective upon receipt or rejection only.

c. Authority to Enter Agreement. All Parties have the requisite power and authority to execute, deliver and perform the Agreement. All Parties warrant that the individuals

EXHIBIT C

who have signed the Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

d. Amendment/Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by all Parties.

e. Attorneys' Fees. In the event of litigation between the Parties arising out of this License, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and other costs and expenses incurred, including attorneys' fees on appeal, and all other reasonable costs and expenses for investigation of such action, including the conducting of discovery, in addition to whatever other relief to which it may be entitled.

f. Time is of the Essence. Time is of the essence of each and every provision of this Agreement.

g. Miscellaneous. This Agreement embodies the entire Agreement between the Parties and supersedes any prior or contemporaneous understandings between the Parties related to the Agreement. If any provision of this Agreement is held to be invalid, the balance shall remain binding upon the Parties. This Agreement shall be interpreted in accordance with its plain meaning, and not in favor of or against either Party. This Agreement shall be construed according to the laws of the State of California.

h. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

(Signatures On Following Page)

EXHIBIT C

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the date set forth below.

“CITY”:

CITY OF RIALTO

By: _____

Deborah Robertson, Mayor

ATTEST:

By: _____

Barbara McGee, City Clerk

APPROVED AS TO FORM:

By: _____

Fred Galante, City Attorney

“COMPANY”

SAN DIEGO OUTDOOR ADVERTISING, INC.
dba GENERAL OUTDOOR ADVERTISING

By: _____

Its: _____

By: _____

Its: _____

EXHIBIT C

EXHIBIT A

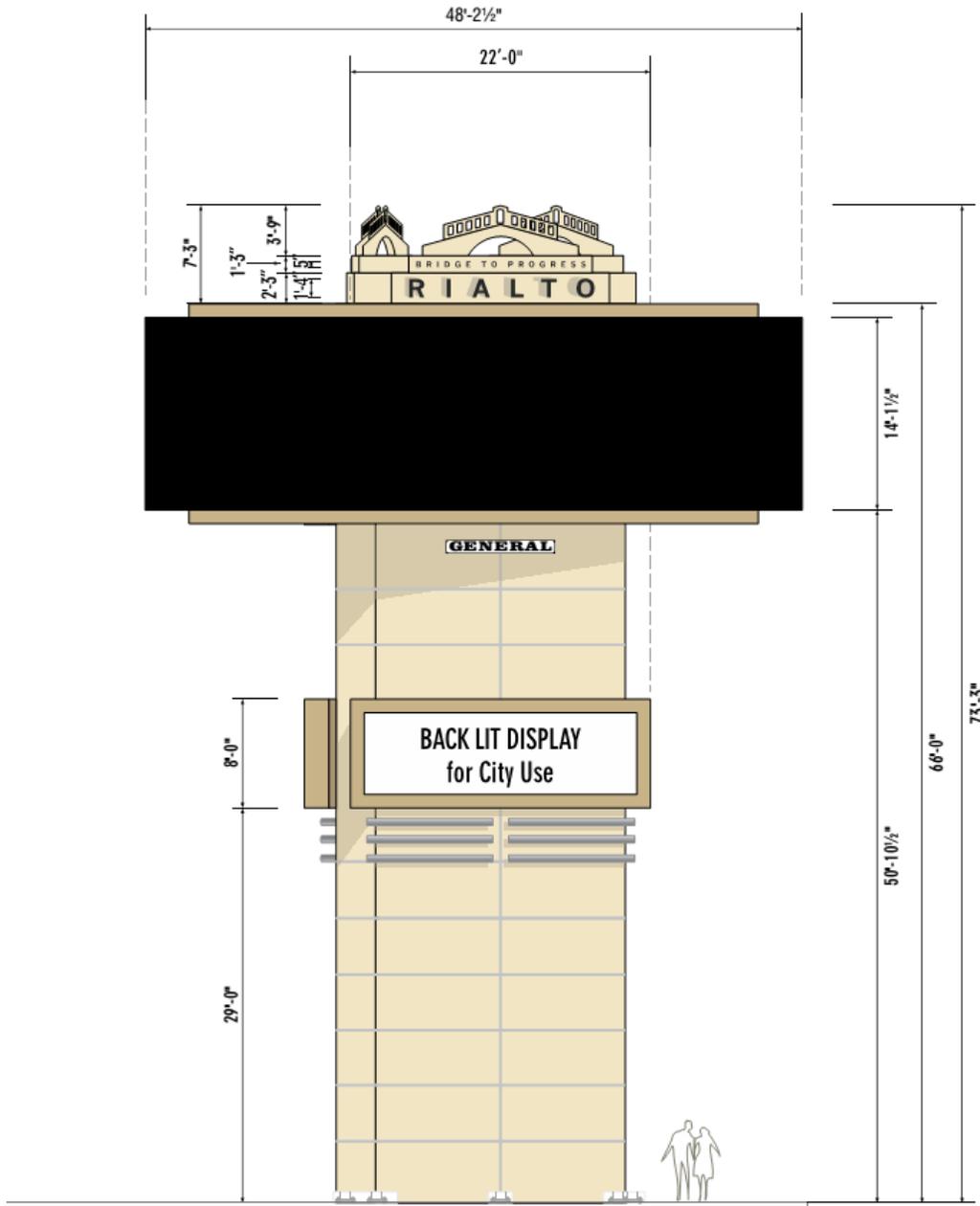
Relocated Billboard



EXHIBIT C

EXHIBIT B

Conceptual Billboard Design



SIDE ELEVATION
Scale: 3/32" = 1'-0"

EXHIBIT C

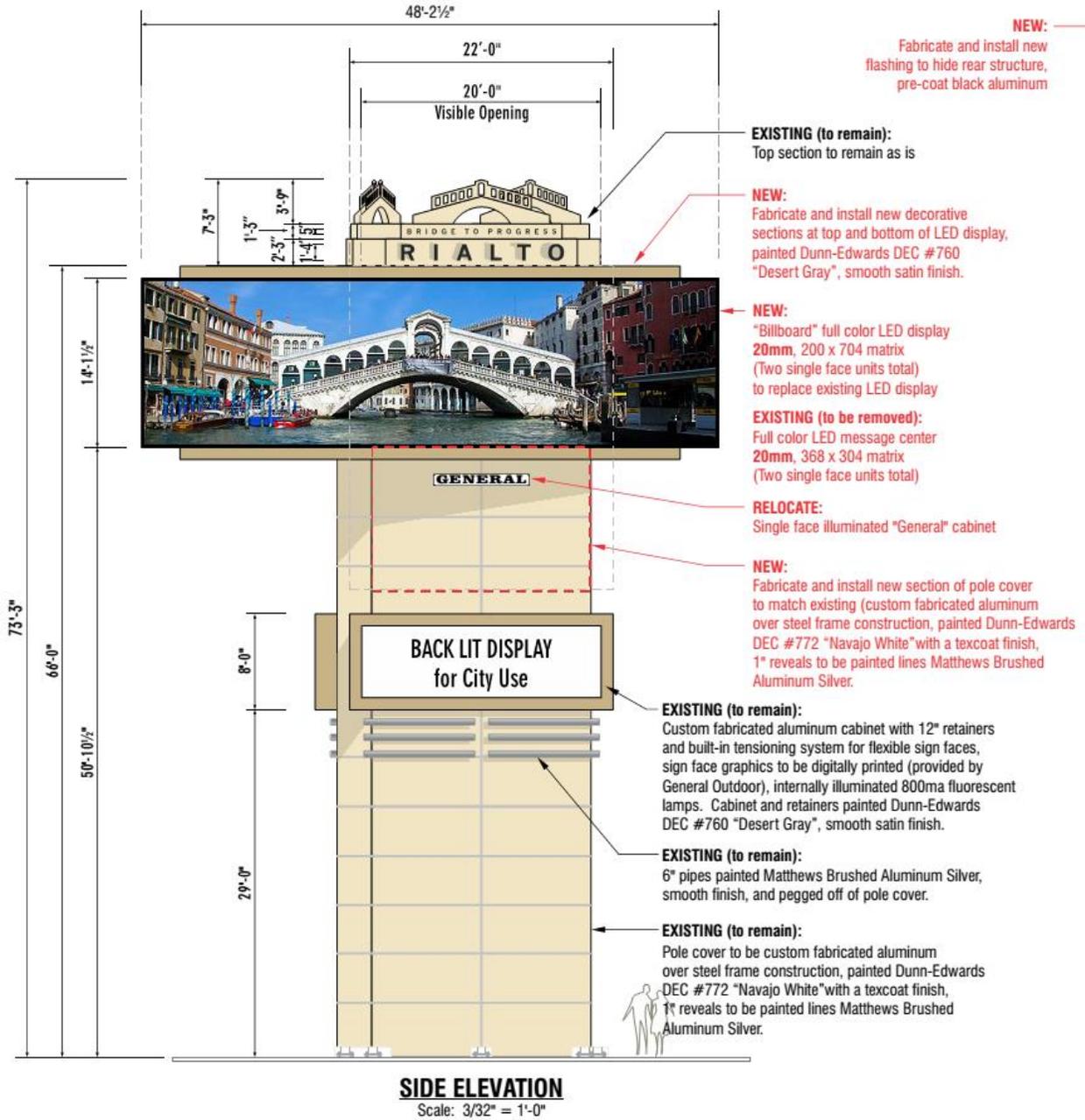
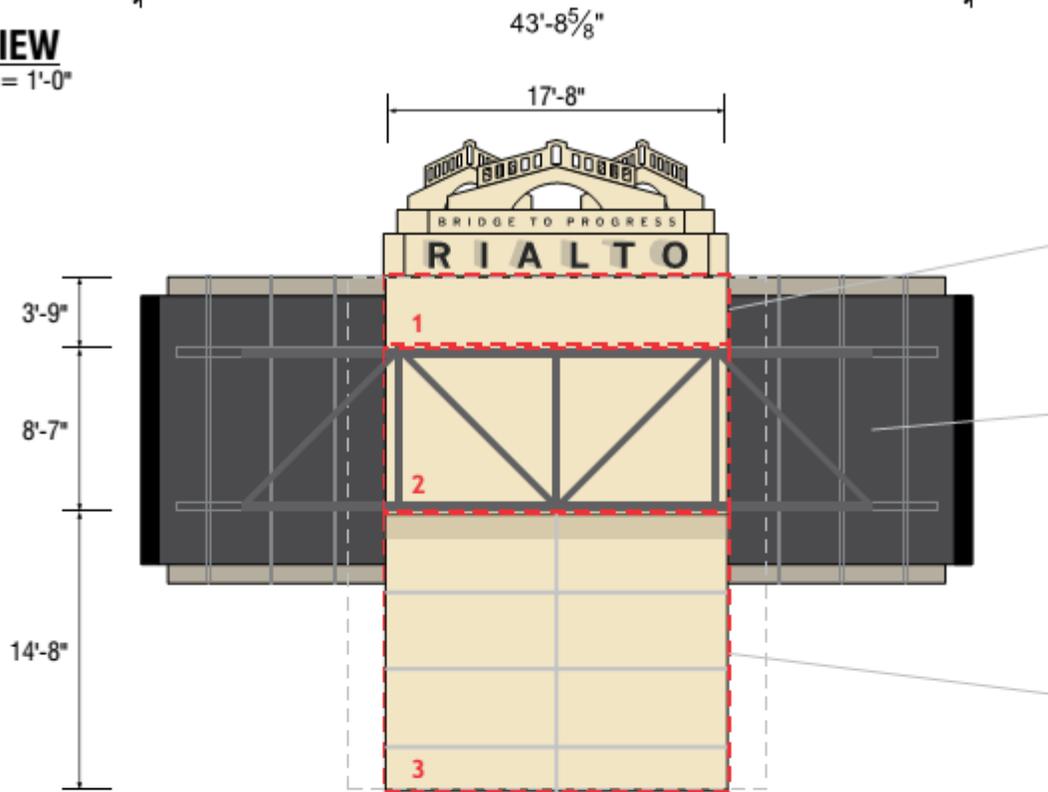


EXHIBIT C

PLAN VIEW

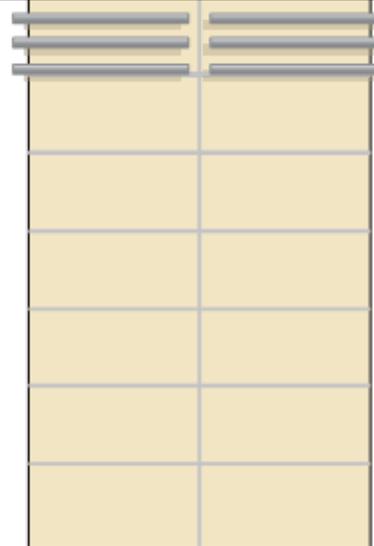
Scale: 3/32" = 1'-0"



BACK LIT DISPLAY
for City Use

REAR ELEVATION

Scale: 3/32" = 1'-0"



SITE ADDRESS

RIALTO GATEWAY
 1928 N. Riverside Avenue
 Rialto, CA 92376

APN #0127-23-03-0-000

Lot

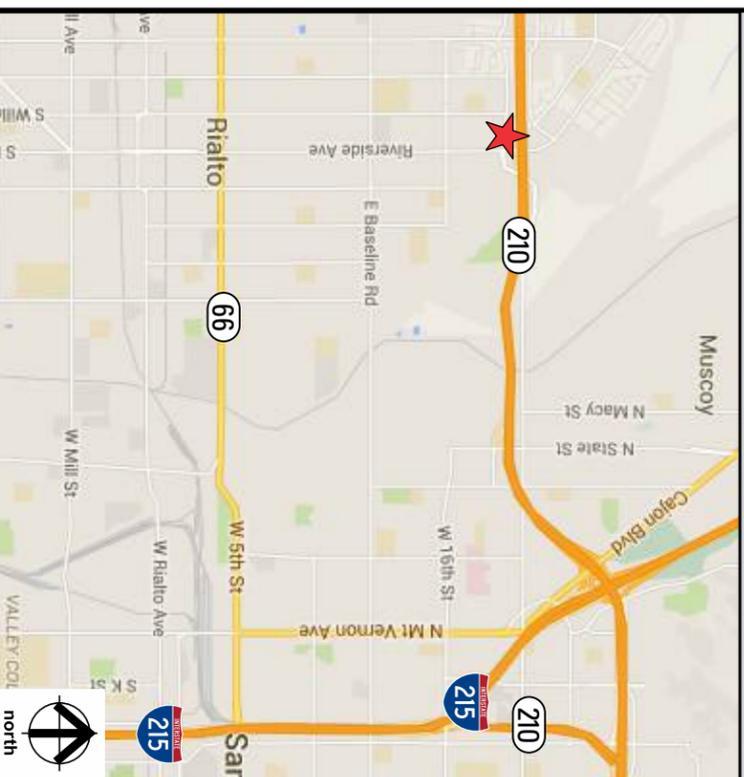
Property Owner:
 Map
RIALTO GATEWAY LLC

SIGN REMOVAL/SIGN LEGEND

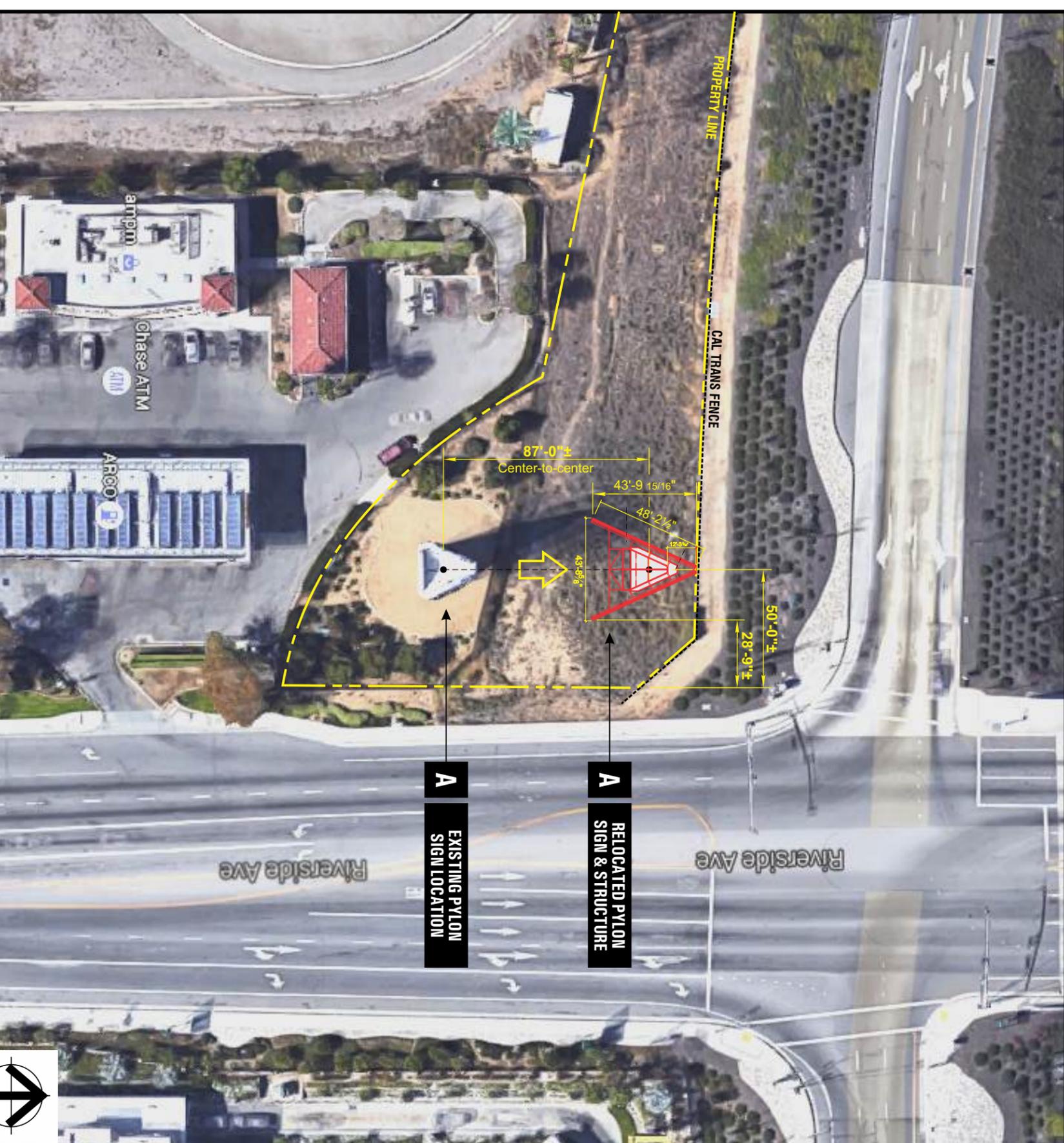
A **RELOCATE EXISTING PYLON STRUCTURE**

REMOVE EXISTING LED DISPLAYS
INSTALL NEW LED DISPLAYS
 QUANTITY: One (1) Pylon Sign

VICINITY MAP



SITE PLAN



Scale: 1" = 50'-0"

A **RELOCATED PYLON SIGN & STRUCTURE**

A **EXISTING PYLON SIGN LOCATION**



YESCO

LOS ANGELES DIVISION

10235 Ballegrove Avenue, Jurupa Valley, CA 91732
 Telephone: (909) 923-7658, Fax: (909) 923-5015
 www.yesco.com

CALIFORNIA CONTRACTOR LICENSE NO. 960698
CLIENT INFORMATION



General Outdoor Advertising

Name: Rialto Gateway

Address: 1928 N. Riverside Avenue
 (Riverside Ave. @ 1210)
 Rialto, CA 92376

Sales Exec: Ken Person

SCALE	DATE	BY
NOTED	10/01/13	Kerry

REVISIONS

▽	Date: 07/15/16	By: KERRY	Added site plan, parcel map, etc. for permitting
▽	Date: 08/17/16	By: KERRY	Added rear flashing

CUSTOMER APPROVAL

- ACCEPTED WITH NO CHANGES
- ACCEPTED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) _____ (Date) _____
 (Title) _____

PRODUCTION APPROVAL

(Sales Exec. Signature) _____ (Date) _____
 (Production Mgr. Signature) _____ (Date) _____

Design 805446 R2

Sheet 1 of 7

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposed sign. Original base herein are the property of YESCO SIGNS. YESCO SIGNS, the design, the sign, or the drawing are not to be copied, reproduced, or used in any way without the written consent of YESCO. See your sales representative or call the nearest office of YESCO.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All dimensions can reference manufacturer's color charts at your discretion. Resizing necessary wiring to sign was included in this sign proposal.



EXISTING PYLON SIGN



PROPOSED MODIFICATIONS TO EXISTING PYLON SIGN FOR NEW "BILLBOARD" SIZE LED DISPLAYS



YESCO[®]

LOS ANGELES DIVISION

10235 Bellegrove Avenue, Joplin Valley, CA 91732
 Telephone: (909) 923-7658, Fax: (909) 923-5015
 www.yesco.com

CALIFORNIA CONTRACTOR LICENSE NO. 860698

CLIENT INFORMATION



General Outdoor Advertising

Name: Rialto Gateway

Address: 1928 N. Riverside Avenue
 (Riverside Ave. @ I-210)
 Rialto, CA 92376

Sales Exec: Ken Person

SCALE	DATE	BY
NOTED	10/01/13	Kerry

REVISIONS

▽	Date: 07/15/16	By: KERRY	► Added site plan, parcel map, etc. for permitting
▽	Date: 08/17/16	By: KERRY	► Added rear flashing

CUSTOMER APPROVAL

- ACCEPTED WITH NO CHANGES
- ACCEPTED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) _____ (Date) _____

PRODUCTION APPROVAL

(Sales Exec. Signature) _____ (Date) _____

(Production Mgr. Signature) _____ (Date) _____

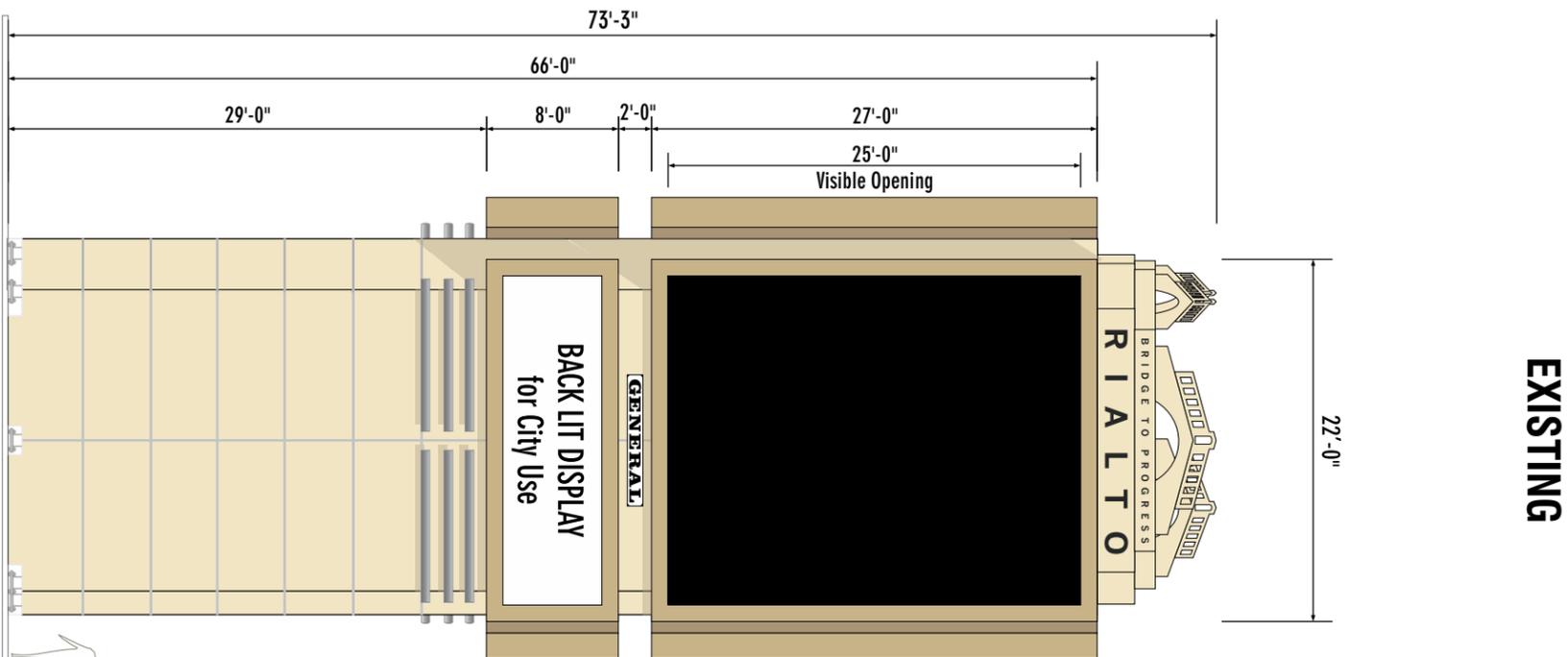
Design 805446 R2

Sheet 4 of 7

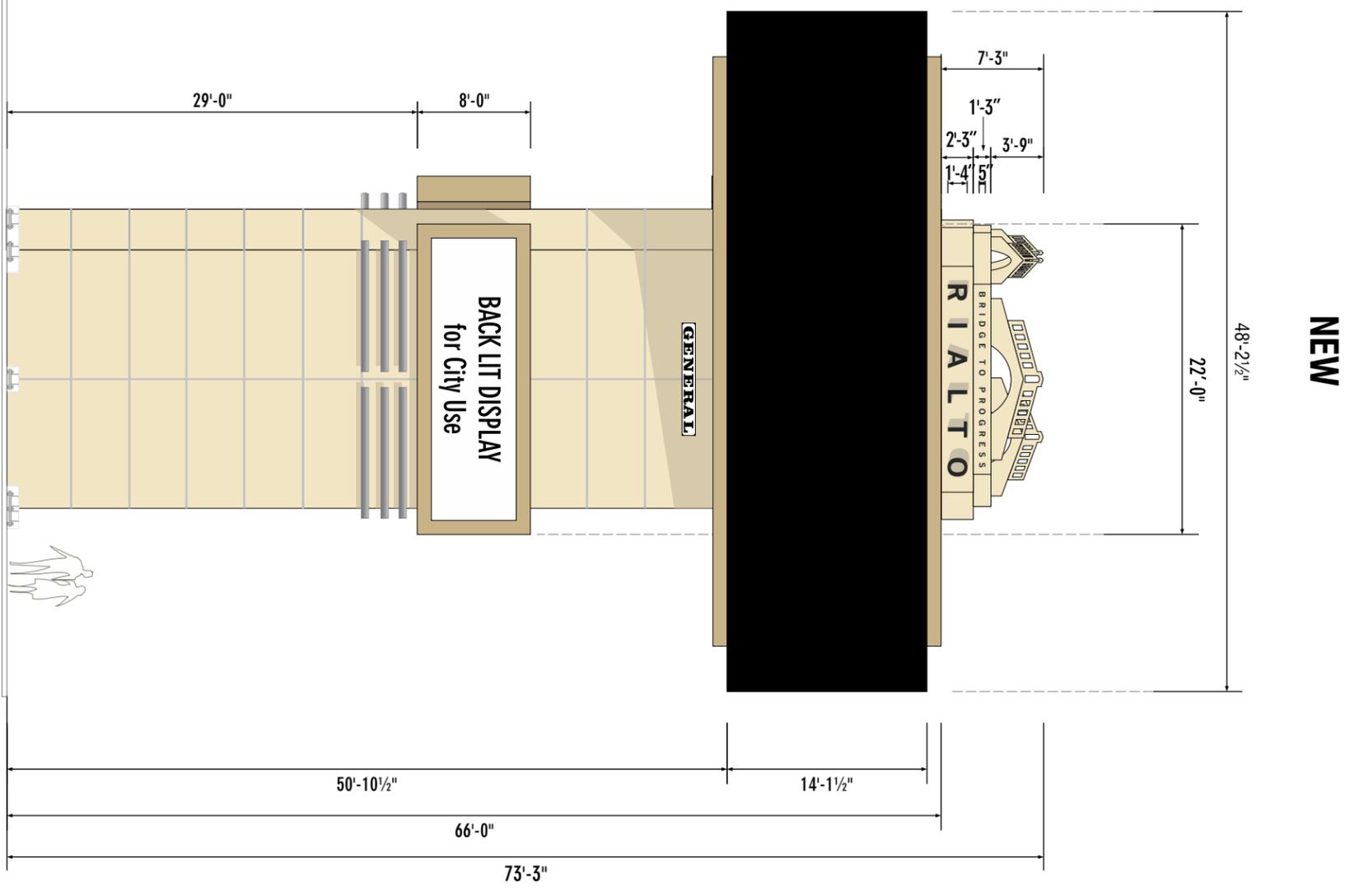
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposed sign. The original plans herein are the property of YESCO SIGNS, Inc. and shall remain the property of YESCO SIGNS, Inc. and shall not be used for any other purpose without the written consent of YESCO SIGNS, Inc. See your sales representative or call the nearest office of YESCO.

Colors mentioned in this drawing are for presentation only. They cannot match actual processes being used on finished products. All signatures can reference manufacturer's color charts at your discretion. Any color matching necessary to sign area is not included in this sign proposal.



SIDE ELEVATION
Scale: 3/32" = 1'-0"



SIDE ELEVATION
Scale: 3/32" = 1'-0"



YESCO
LOS ANGELES DIVISION
10235 Bellegrove Avenue, Jurgens Valley, CA 91732
Telephone: (909) 923-7658, Fax: (909) 923-5015
www.yesco.com
CALIFORNIA CONTRACTOR LICENSE NO. 960698

CLIENT INFORMATION

General Outdoor Advertising
Name: Rialto Gateway
Address: 1928 N. Riverside Avenue
(Riverside Ave. @ I-210)
Rialto, CA 92376
Sales Exec: Ken Person

SCALE	DATE	BY
NOTED	10/01/13	Kerry

REVISIONS	
DATE	BY
Date: 07/15/16	By: KERRY
<input checked="" type="checkbox"/> Added site plan, parcel map, etc. for permitting <input checked="" type="checkbox"/> Added rear flashing	
Date: 08/17/16	By: KERRY

CUSTOMER APPROVAL

ACCEPTED WITH NO CHANGES
 ACCEPTED WITH CHANGES AS NOTED
 REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) _____ (Date) _____

PRODUCTION APPROVAL

(Sales Exec. Signature) _____ (Date) _____
 (Production Mgr. Signature) _____ (Date) _____

Design 805446 R2

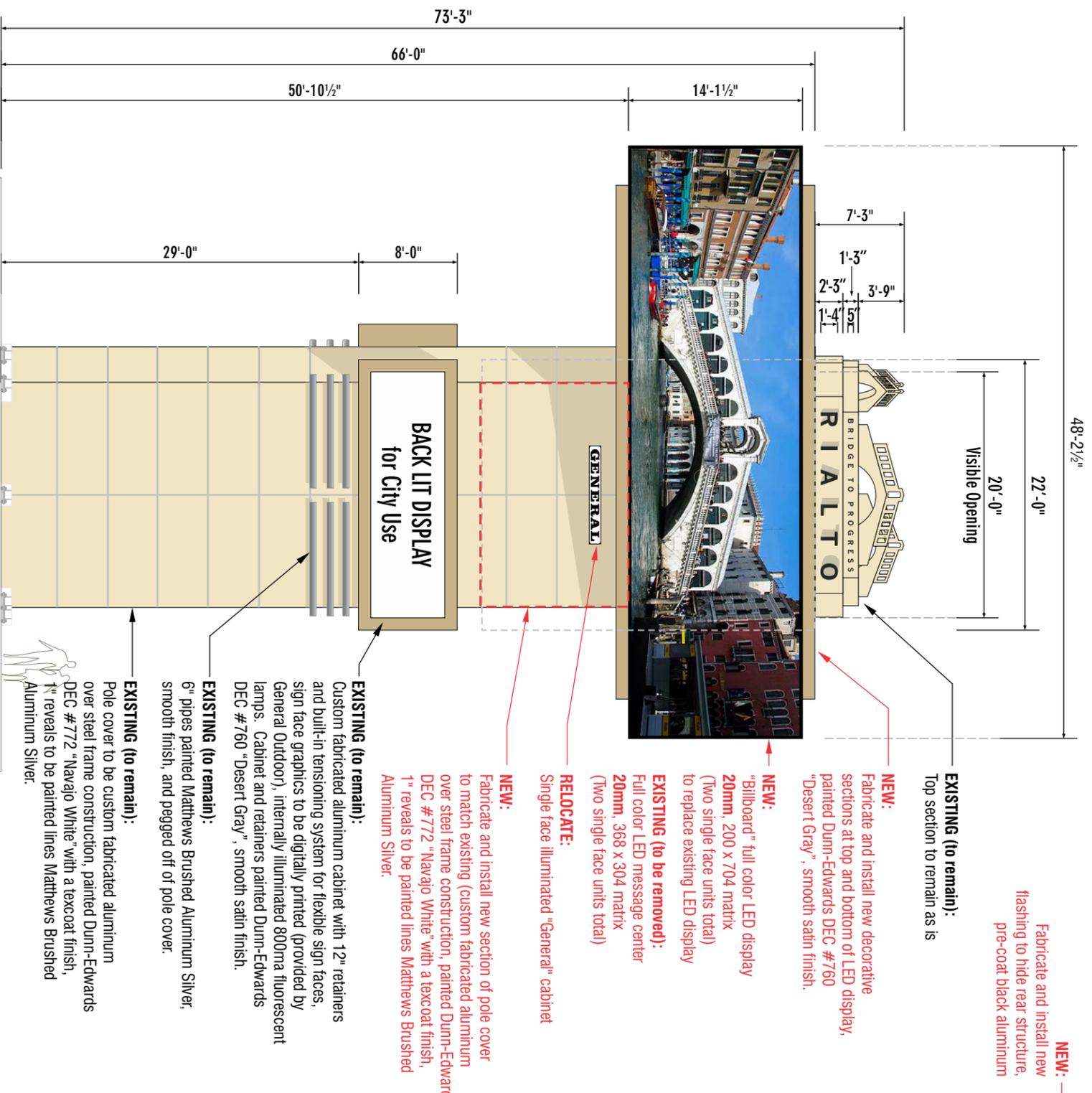
Sheet 5 of 7

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposed sign design. It is not intended to be a final design. YESCO SHALL BE OBLIGATED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. YESCO SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. YESCO SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

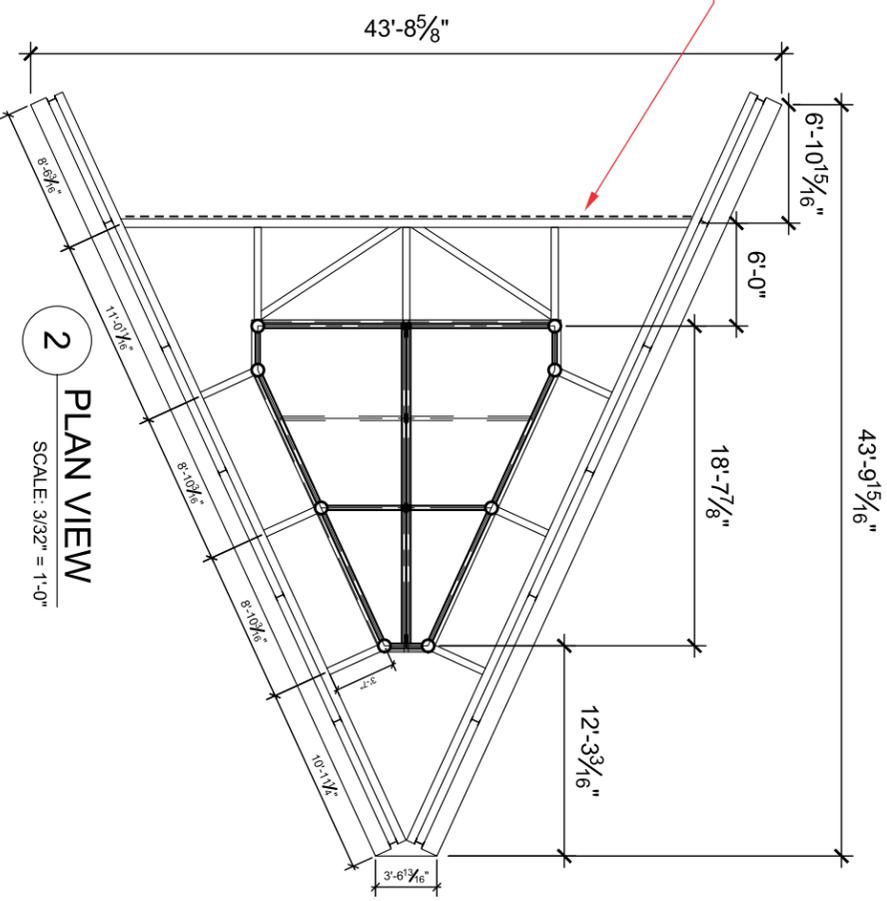
Colors represented in this drawing are for presentation only. All signposts and actual products being used on finished products. All signposts and actual products being used on finished products. All signposts and actual products being used on finished products. All signposts and actual products being used on finished products. All signposts and actual products being used on finished products.

© 2016



SIDE ELEVATION
Scale: 3/32" = 1'-0"

- EXISTING (to remain):**
Top section to remain as is
- NEW:**
Fabricate and install new decorative sections at top and bottom of LED display, painted Dunn-Edwards DEC #760 "Desert Gray", smooth satin finish.
- NEW:**
"Billboard" full color LED display 20mm, 200 x 704 matrix (Two single face units total) to replace existing LED display
- EXISTING (to be removed):**
Full color LED message center 20mm, 368 x 304 matrix (Two single face units total)
- RELOCATE:**
Single face illuminated "General" cabinet
- NEW:**
Fabricate and install new section of pole cover to match existing (custom fabricated aluminum over steel frame construction, painted Dunn-Edwards DEC #772 "Navajo White" with a texacoat finish, 1" reveals to be painted lines Matthews Brushed Aluminum Silver.
- EXISTING (to remain):**
Custom fabricated aluminum cabinet with 12" retainers and built-in tensioning system for flexible sign faces, sign face graphics to be digitally printed (provided by General Outdoor), internally illuminated 800ma fluorescent lamps. Cabinet and retainers painted Dunn-Edwards DEC #760 "Desert Gray", smooth satin finish.
- EXISTING (to remain):**
6" pipes painted Matthews Brushed Aluminum Silver, smooth finish, and pegged off of pole cover.
- EXISTING (to remain):**
Pole cover to be custom fabricated aluminum over steel frame construction, painted Dunn-Edwards DEC #772 "Navajo White" with a texacoat finish, 1" reveals to be painted lines Matthews Brushed Aluminum Silver.



PLAN VIEW
SCALE: 3/32" = 1'-0"



EXISTING END VIEW

LOS ANGELES DIVISION
10235 Bellegra Avenue, Jupa Valley, CA 91732
Telephone: (909) 923-7658, Fax: (909) 923-5015
www.yesco.com
CALIFORNIA CONTRACTOR LICENSE NO. 960698

CLIENT INFORMATION

General Outdoor Advertising

Name: Rialto Gateway
Address: 1928 N. Riverside Avenue
(Riverside Ave. @ I-210)
Rialto, CA 92376
Sales Exec: Ken Person

SCALE	DATE	BY
NOTED	10/01/13	Kerry

REVISIONS	DATE	BY
▶ Date: 07/15/16		By: KERRY
▶ Added site plan, parcel map, etc. for permitting		
▶ Date: 08/17/16		By: KERRY
▶ Added rear flashing		

CUSTOMER APPROVAL

ACCEPTED WITH NO CHANGES
 ACCEPTED WITH CHANGES AS NOTED
 REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) _____ (Date) _____

PRODUCTION APPROVAL

(Sales Exec. Signature) _____ (Date) _____
(Production Mgr. Signature) _____ (Date) _____

Design 805446 R2

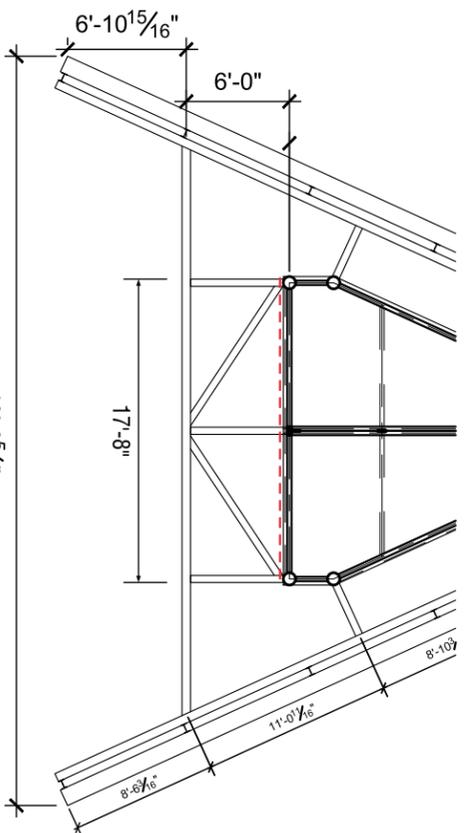
Sheet 6 of 7

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

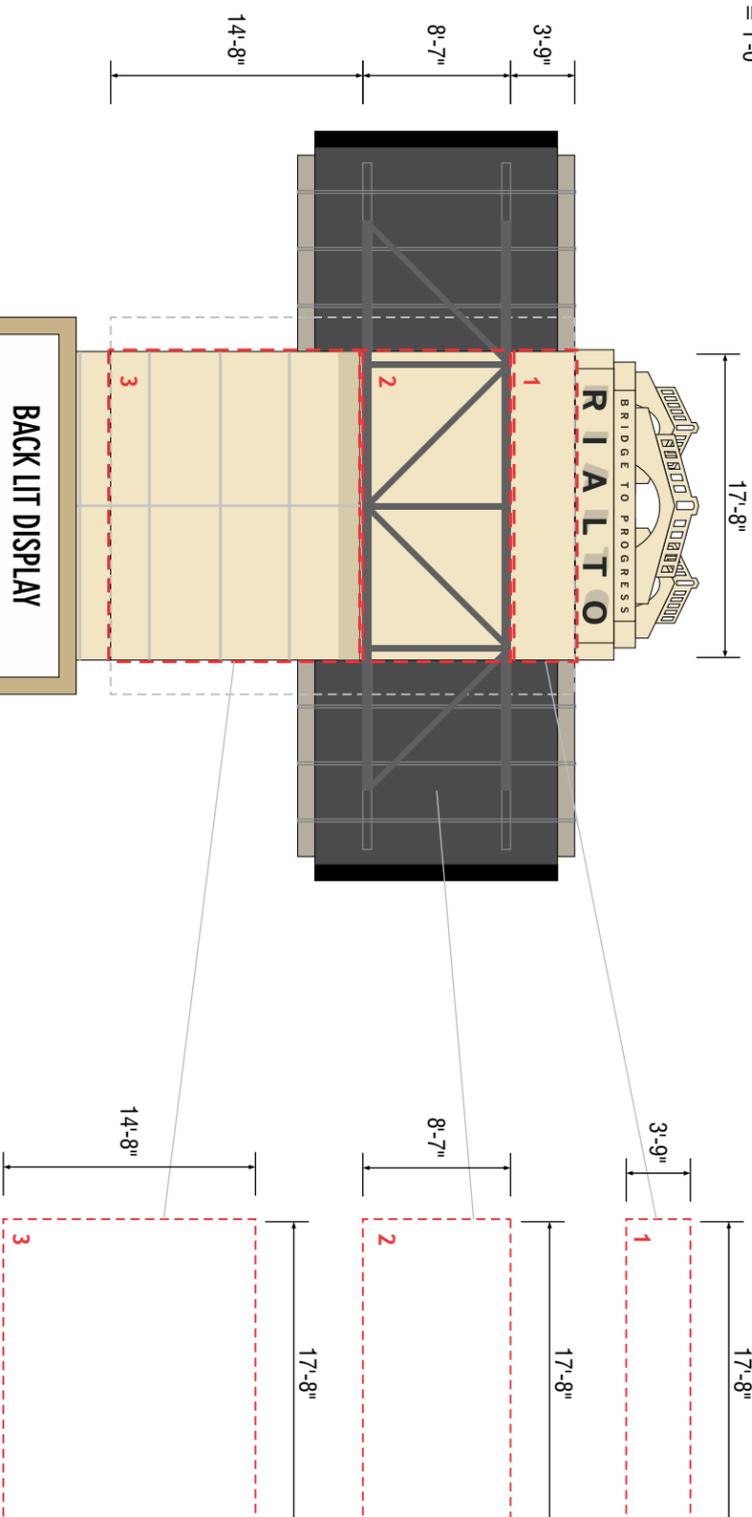
This drawing was created to assist you in visualizing our proposed design. Original beams remain the property of YESCO SIGNS, and are not to be used for any other purpose without the written consent of YESCO. See your sales representative or call the nearest office of YESCO.

Colors represented in this drawing are for presentation only. They cannot match actual products being used on finished projects. All suppliers can reference manufacturer's color charts at your discretion. Color matching necessary wiring to sign area is not included in this sign proposal.

© 2016

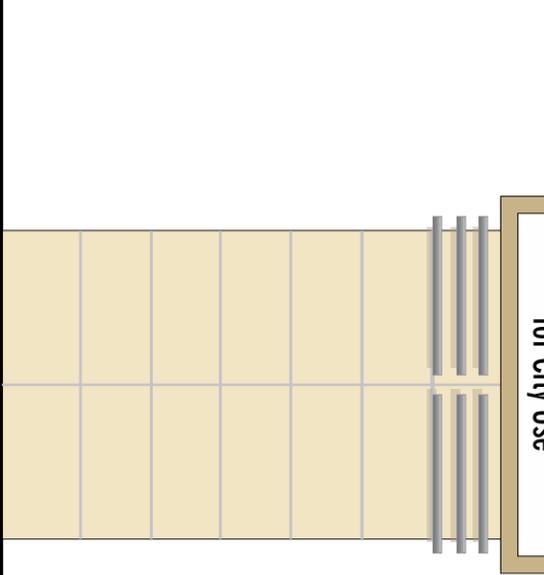


PLAN VIEW
Scale: 3/32" = 1'-0"



NEW:
Fabricate and install new flashing to hide rear structure, pre-coat black aluminum

REAR ELEVATION
Scale: 3/32" = 1'-0"



General Outdoor Advertising

Name: Rialto Gateway

Address: 1928 N. Riverside Avenue
Riverside Ave. @ I-210
Rialto, CA 92376

Sales Exec: Ken Person

CLIENT INFORMATION

CALIFORNIA CONTRACTOR LICENSE NO. 960988
10235 Bellagrange Avenue, Jurupa Valley, CA 91732
Telephone: (909) 923-7658, Fax: (909) 923-5015
www.yesco.com

REVISIONS

NOTED	DATE	BY
10/01/13	10/01/13	Kerry
07/15/16	07/15/16	By: KERRY
08/17/16	08/17/16	By: KERRY

CUSTOMER APPROVAL

- ACCEPTED WITH NO CHANGES
- ACCEPTED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) _____ (Date) _____
(Title) _____

PRODUCTION APPROVAL

(Sales Exec. Signature) _____ (Date) _____
(Production Mgr. Signature) _____ (Date) _____

Design 805446 R2
Sheet 7 of 7

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposed sign. The original base herein are the property of YESCO SIGNS, INC. and shall remain the property of YESCO SIGNS, INC. All other elements shown on this drawing are the property of the customer and shall be returned to the customer upon completion of the project. See your sales representative or call the nearest office of YESCO.

Colors represented in this drawing are for presentation only. They cannot match actual products being used or finished products. All signposts can reference manufacturer's color charts at your discretion. Color matching necessary wiring to sign are included in this sign proposal.

EXHIBIT E



Scale: 1" = 50'-0"



north

CITY OF RIALTO
ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT

For the Meeting of October 19, 2016

TO:	Honorable Economic Development Committee Members
VIA:	Robb R. Steel, Assistant CA/Director of Development Services
FROM:	John Dutrey, Project Manager
SUBJECT:	Request for Qualification for Selecting Developer for the 18-Acre site owned by the Successor Agency and adjacent to the Wal-Mart/Rialto Marketplace sites.
DATE:	October 14, 2016

BACKGROUND:

On September 21, 2016, the Economic Development Committee ("EDC") considered options for selecting a developer for the 18.5-Acre site owned by the Successor Agency adjacent to the Wal-Mart/Rialto Marketplace sites. The City's options for the 15 acres (assumes that the City acquires 3 acres for Fire Station 205) included:

- 1) Enter into an Exclusive Negotiation Agreement with either NewMark Merrill (developer of the Rialto Marketplace) or Pacifica (the identified buyer of the existing Walmart building) since both are or will be developing adjacent to the site.
- 2) Issue a Request for Qualifications to NewMark Merrill and Pacifica, selecting the most qualified respondent for an Exclusive Negotiation Agreement.
- 3) Issue a Request for Qualifications/Proposals to a broader community of developers, including but not limited to the 2 on-site developers.

The EDC recommended Option 3. The site map and September 21, 2016 EDC meeting staff report are attached hereto as **Exhibits A and B** respectively.

DISCUSSION/ANALYSIS:

The City retained Kosmont Companies to prepare a draft RFQ (attached hereto as **Exhibit "C"**) for consideration. The RFQ solicits development proposals for a wide range of potential uses including retail, restaurants, entertainment, hospitality, office, or general commercial. The emphasis is commercial development.

The RFQ requires the following information from developers.

1. **Letter of Introduction** – Summary of the respondent's basic qualifications, experience, past projects of similar nature and size, and reasons for interest in this opportunity.
2. **Description of potential conceptual project** – Sufficient detail and definition as to proposed uses, tenants, and/or concept to give the Review Committee enough information to have an idea of what the final development could contain.
3. **Team Members** – Members of the development team and provide a brief description of each team member's role.
4. **Relevant Project Experience** - A summary of current and previous experience of the team with regard to projects comparable in both size and uses.
5. **Project Approach** - A high-level summary of the team's approach and anticipated timing related to planning, design, approvals, financing, phasing, development, construction, and operation.
6. **Financial Data** - A summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed concept.
7. **References** - A list of no less than three references (name, title, entity, telephone number, and contractual relationship to respondent) that may be contacted with respect to current and past project experience.
8. **Litigation History with Public Agencies** – Information as to any litigation that any developer/development entity that comprises the overall team has had with public agencies over the last ten years.

Based upon direction from staff to solicit proposals from the adjoining property owners (e.g. Newark-Merrill and Pacifica) and a limited number of active, experienced and well capitalized and qualified developers working in the Inland Empire/Southern California region, Kosmont identified the following developers to solicit RFQ responses (**Exhibit D**):

1. NewMark Merrill
2. Pacifica Companies
3. Lewis Group of Companies
4. Majestic Realty
5. Charles Company
6. Shea Properties
7. Festival Companies
8. Evergreen Realty

After City Council authorization, staff proposes to release the RFQ. With City Council direction, staff will establish an evaluation panel to review the RFQs. The EDC and the

City Council will then consider the recommendations of the evaluation panel before deciding whether to enter into an Exclusive Right to Negotiate Agreement in 2017.

RECOMMENDATION:

Staff recommends that the EDC recommend that the City Council release the Request for Qualifications to selected developers as identified in the staff report for development of the 15 acre residual SA Parcel.

Exhibit A

CITY OF RIALTO
ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT

For the Meeting of September 21, 2016

TO:	Honorable Economic Development Committee Members
VIA:	NR Robb R. Steel, Assistant CA/Director of Development Services
FROM:	John Dutrey, Project Manager <i>JD</i>
SUBJECT:	Options for Selecting Developer for the 18-Acre site owned by the Successor Agency and adjacent to the Wal-Mart/Rialto Marketplace sites.
DATE:	September 14, 2016

BACKGROUND:

The Successor Agency to the Redevelopment Agency of the City of Rialto owns seven (7) parcels totaling 18.5 acres ("SA Parcels") between the existing Wal-Mart ("Existing Wal-Mart Property") and the proposed Wal-Mart Supercenter. The Long-Range Property Management Plan ("LRPMP") designates the parcels "to be transferred to the City for future development." See Exhibit A for a site map.

The former Redevelopment Agency acquired the SA Parcel to facilitate development of a 65-acre sub-regional/community retail center, ideally connecting the new Wal-Mart Supercenter with the Existing Wal-Mart Property. Several years ago, NewMark Merrill prepared a conceptual site plan for the 65-acre site attached hereto as Exhibit B, showing potential linkages between the various properties.

On June 17, 2015, the EDC directed staff to seek proposals from other developers to develop the SA Parcels and reuse the Existing Wal-Mart property.

In January 2016, the City retained Kosmont Companies to assist the City in selecting a developer for the SA Parcel. In addition, Kosmont prepared a retail market analysis PowerPoint for the SA Parcel and Existing Walmart Property and conceptual plans illustrating potential development layouts.

In August 2016, Pacifica Companies informed staff that Wal-Mart selected their proposal to acquire the Existing Wal-Mart property. Wal-Mart has not confirmed the identity of the buyer for City.

DISCUSSION/ANALYSIS:

Both NewMark Merrill and Pacifica expressed interest in purchasing and developing the SA Parcels. Both presented preliminary ideas regarding the potential uses for the SA Parcels. Pacifica provided the City its preliminary plans at the ICSC conference (Exhibit C).

The City's options for the 15 acres (assumes that the City acquires 3 acres for Fire Station 205) include:

- 1) Enter into an Exclusive Negotiation Agreement with either NewMark Merrill or Pacifica (if they are the successful buyer) since both are or will be developing adjacent to the site.
- 2) Issue a Request for Proposals to NewMark Merrill and Pacifica, selecting the most qualified respondent for an Exclusive Negotiation Agreement.
- 3) Issue a Request for Proposals to a broader community of developers, including but not limited to the 2 on-site developers.

Ideally, the City would select either NewMark Merrill or Pacifica (if it closes on the Wal-Mart store) since this should better facilitate site connectivity.

RECOMMENDATION:

Staff recommends that the City establish development goals, prepare a Request for Proposals, and seek proposals from NewMark Merrill and Pacifica (if confirmed) for development of the 15 acre residual SA Parcel.

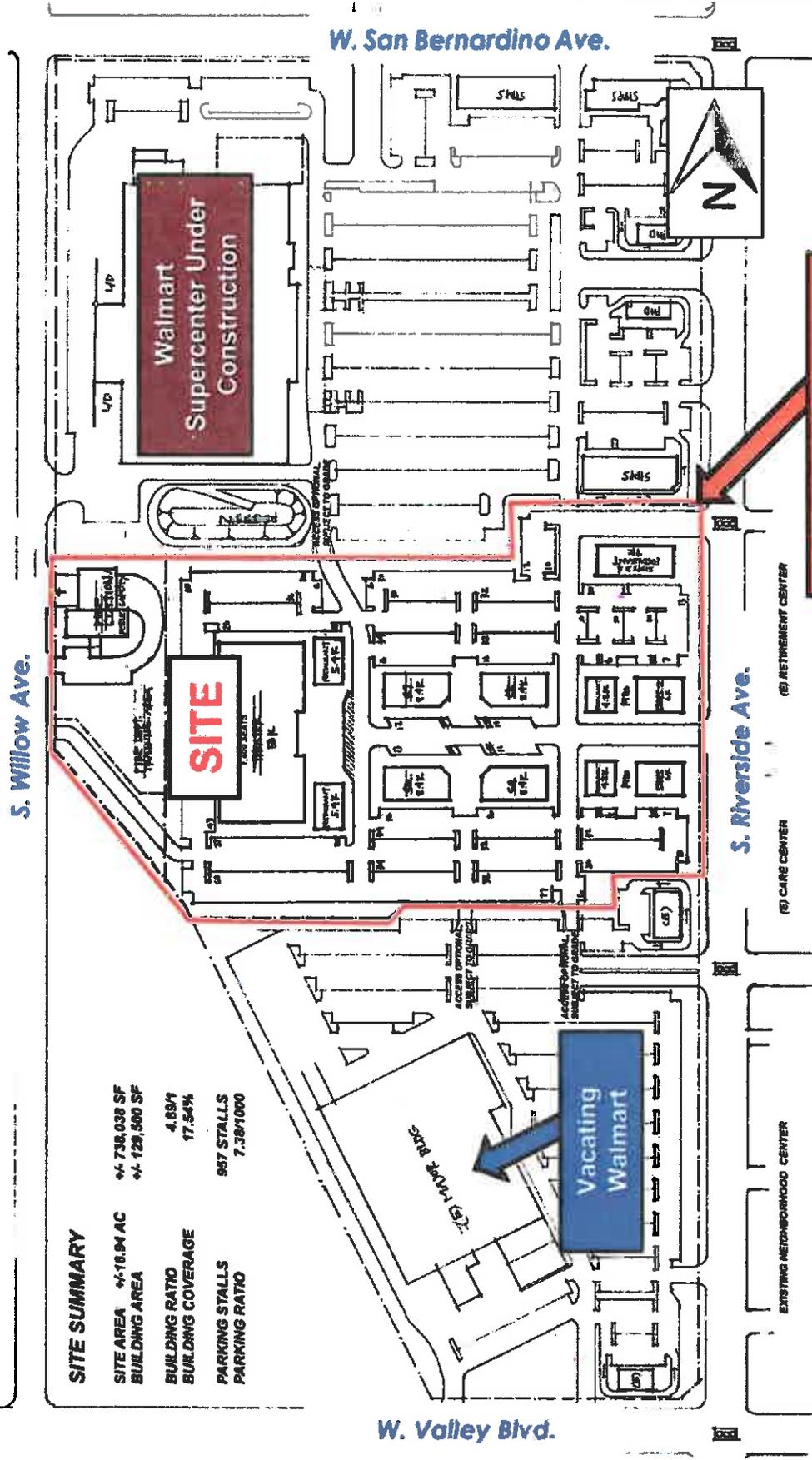
Exhibit B

Selection of Preferred Developer



Entering 3rd Second Century of Progress





S. Willow Ave.

W. San Bernardino Ave.

S. Riverside Ave.

W. Valley Blvd.

Walmart Supercenter Under Construction

SITE

Vacating Walmart

Successor Agency Properties Site Plan

SITE SUMMARY

SITE AREA	±16.94 AC	±1,738,038 SF
BUILDING AREA		±1,129,500 SF
BUILDING RATIO	4.89%	
BUILDING COVERAGE	17.54%	
PARKING STALLS	897	
PARKING RATIO	7.38/1000	

(B) RETIREMENT CENTER
 (C) CARE CENTER
 (D) RETIREMENT CENTER

EXISTING NEIGHBORHOOD CENTER



EXHIBIT C



City of Rialto, California
Development Opportunity
Riverside Ave. between Valley Blvd. &
San Bernardino Ave.

Request for Qualifications

RFQ Issued – Tuesday, November 1, 2016

Deadline to Submit – Thursday, December 15, 2016 by 5:00 PM PST

EXHIBIT C

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1. Introduction and Background 1

2. Submittal Requirements7

3. Evaluation Criteria, Procedures, and Tentative Timeline.....10

4. Additional Documentation & Contact Information.....12

DEADLINE FOR SUBMITTAL: Thursday, December 15, 2016 at 5:00 PM PST

An electronic copy of the RFQ and supporting documentation can be accessed at the following location: <https://kosmont.box.com/s/s8lds8vbrbj7h21djhcxv0ivsv848va8>



EXHIBIT C

1. Introduction and Background

Overview of Site

The City of Rialto ("City") invites experienced developers to submit proposals for the development of an approximate 18.5-acre site ("Site") adjacent to a new Walmart Supercenter currently under construction, near the 10 freeway. The Site is comprised of seven (7) parcels (APN: 132-101-07, -08, -15, -16; 132-111-03; 132-161-13; and 132-202-06) and is bounded by the new Walmart Supercenter to the north, South Willow Avenue and the Rialto Channel to the west, South Riverside Avenue to the east, and the existing Walmart to the south (please refer to Figure 3). The Successor Agency to the Redevelopment Agency of the City of Rialto ("SA") owns the Site. The Site also features excellent proximity to the 10 Freeway and major streets (Riverside Avenue, San Bernardino Avenue, and Valley Boulevard).

Located in the heart of the Inland Empire, Rialto is an ethnically diverse community of approximately 102,000 residents with accessibility to the I-210 and I-10 freeways. The population within 10 and 20 miles of the Site is approximately 1 million and 2.5 million, respectively. The Site is located south of a 220,000 SF Walmart Supercenter, currently under construction and anticipated to open in April 2017, and north of the existing 122,000 SF Walmart building, currently in escrow and scheduled to be redeveloped once Walmart vacates the building in mid to late 2017.

The City desires that the approximately 18-acre Site be developed as a project with quality design to serve the commercial corridor along Riverside Avenue. The City envisions the development to contain primarily retail commercial uses and reserve approximately three (3) acres at the rear of the property, currently zoned for industrial park ("I-P") use, along South Willow Avenue for the development of a fire station and training facility. Thus, approximately 15.5 acres are available for non-municipal development.

The City envisions the development of the Site as an integral component in upgrading the Gateway area by creating an entry into the City that will offer an attractive destination for residents and visitors. The Site lies within the boundaries of the Gateway Specific Plan area, which includes retail commercial ("R-C") and industrial park ("I-P") uses on the Site (see Figure 3, approx. 8.2 acres zoned for industrial park use and 10.3 acres of zoned for retail commercial use). Anticipated variations from the Specific Plan (e.g. omission of industrial park uses) will likely require a Specific Plan amendment and some level of environmental analysis.



EXHIBIT C

Overview of Development Opportunity

The City desires that the selected developer(s) take into account the following considerations:

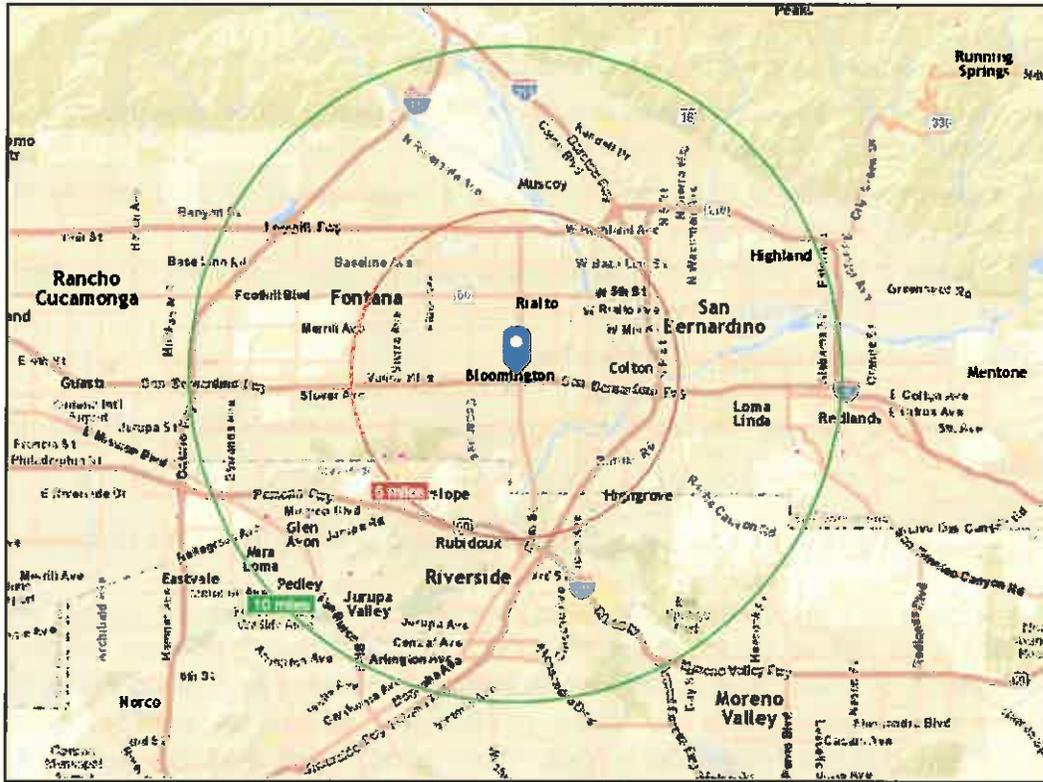
1. Parameters identified by the City Council and City staff:
 - a. Retail, restaurants, residential, entertainment, hospitality, office, governmental, or other commercial uses are preferred
 - b. Development needs to be synergistic and complementary of retail uses to the immediate north and south
 - c. Roughly 3 acres at the rear of the property must be reserved for the development of a fire station and training facility
 - d. No industrial or storage uses permitted
2. The development should involve community outreach, involvement, input, and be supported.
3. The development should serve as an attractive entry and gateway from the I-10 freeway.
4. The development must exemplify attractive architecture and sustainable design and construction, as well as generate street-level activity. Shortlisted developers will have the opportunity to meet directly with staff to exchange priorities and details about the expected design, quality, and mix of the development as well as proposed offsite improvements that may impact this project. These priorities will ultimately need to be considered and as part of the financial pro forma, valuation estimates, financial returns, and estimates of project fiscal impacts that serve as the basis for an eventual Letter of Intent ("LOI").
5. The development should provide vehicle and pedestrian connectivity with adjacent retail developments to the north and south.
6. The Site is currently owned by the Successor Agency to the Rialto Redevelopment Agency ("SA") and has been designated future development / disposition. Conveyance of the property will be subject to approval of the SA, Oversight Board, and the California Department of Finance.
7. The City and SA will assist Developer in securing entitlements for the project and conveyance of the property will be subject to receipt of all entitlements, permits, and construction financing is in place.

Copies of the Regional Map, the Parcel Map, the Site Map, and the Gateway Specific Plan Land Use Map are provided on the following pages.



EXHIBIT C

Figure 1: Regional Map and Demographics



2016	Radii		City of Rialto
	5 Miles	10 Miles	
Population	342,847	1,029,019	101,968
Households	86,921	280,669	25,574
Avg. HH Income	\$57,573	\$67,232	\$63,672



EXHIBIT C

Figure 2: Parcel Map with Zoning Information

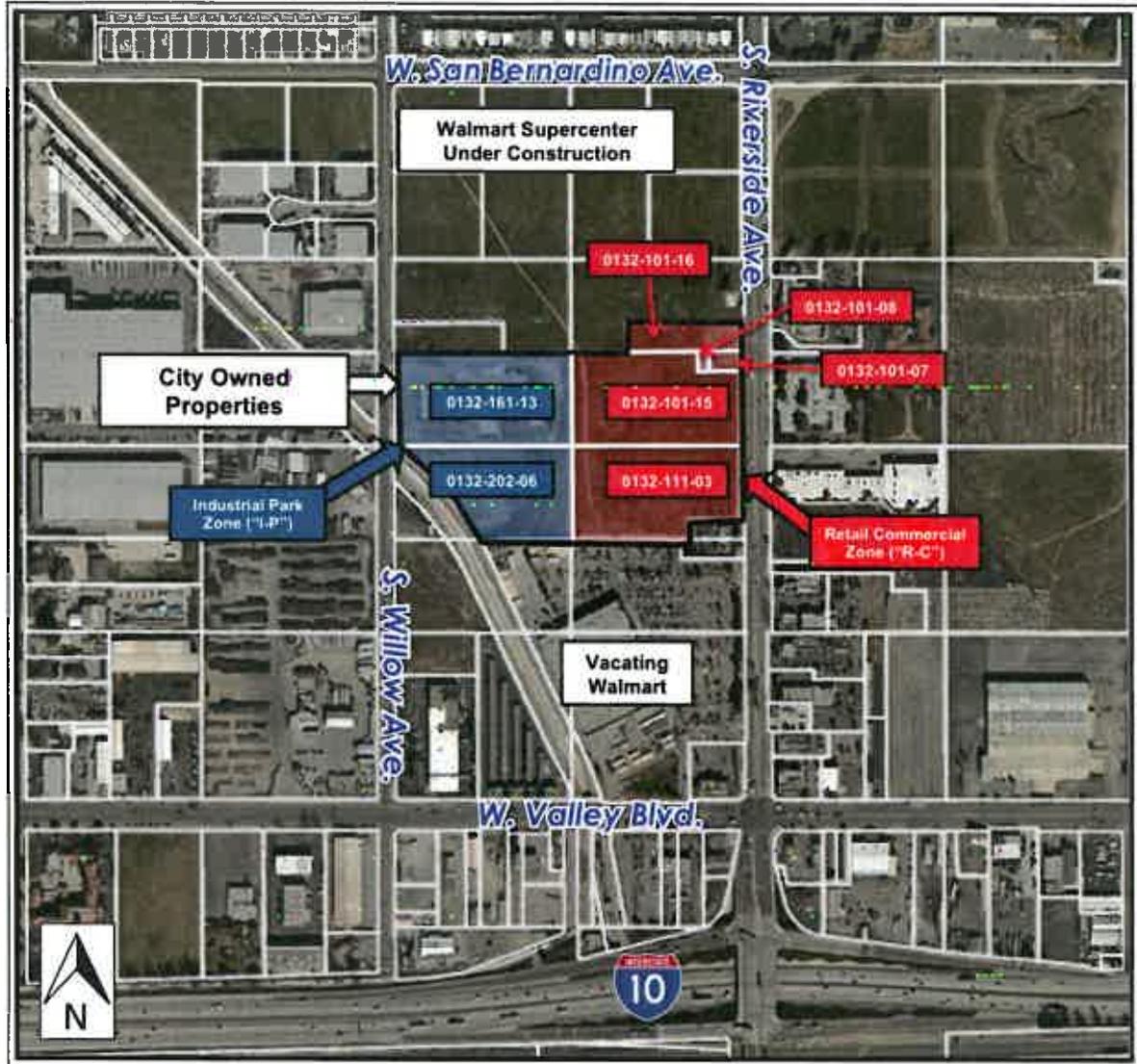


EXHIBIT C

Figure 3: Aerial Map with Surrounding Retailers / Businesses



EXHIBIT C

Figure 4: Gateway Specific Plan Land Use Map

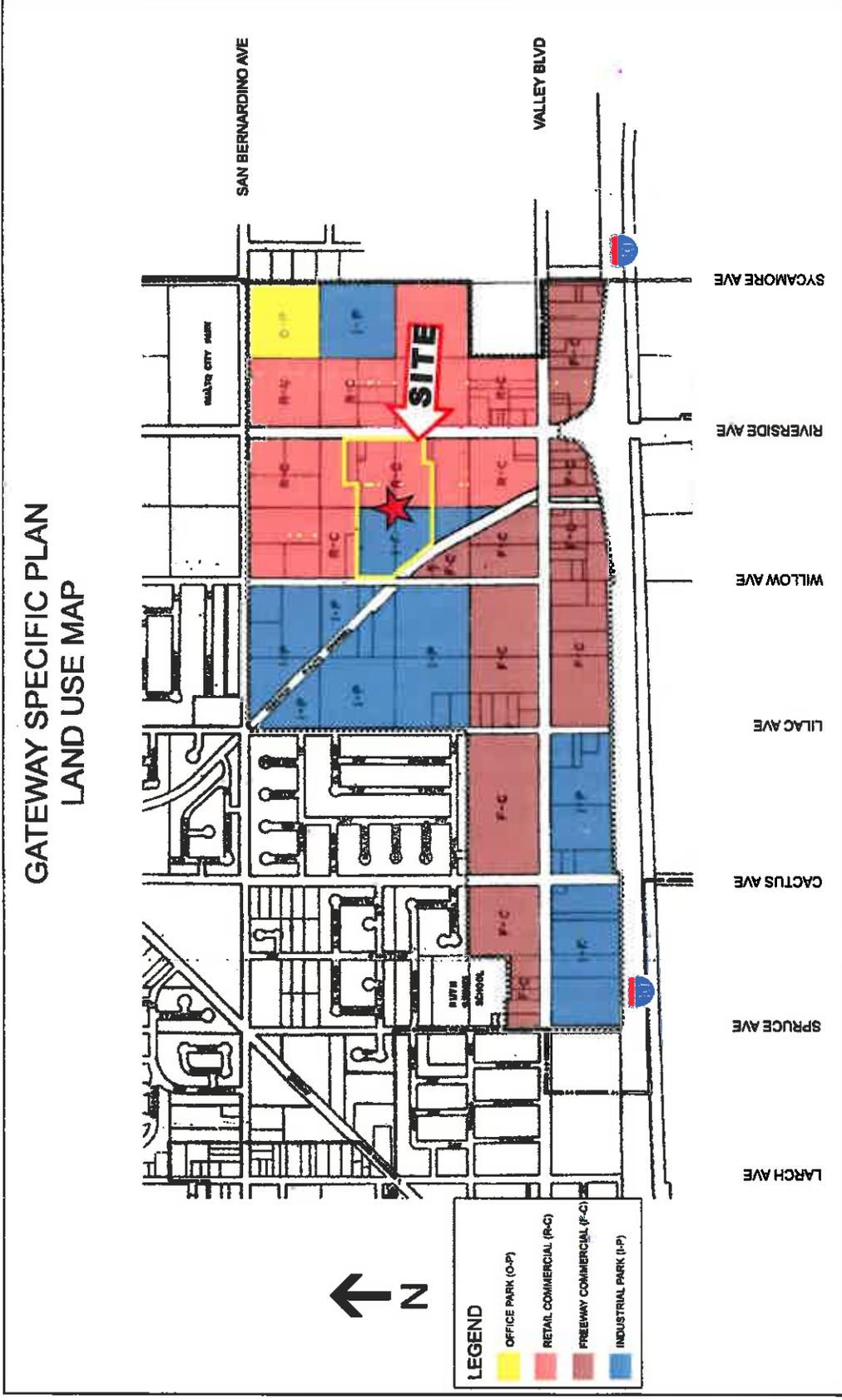


EXHIBIT C

2. Submittal Requirements

Submittal Overview

The City reserves all rights to amend or modify this RFQ, reject all proposals, extend any dates, or extend that deadline until responses are received.

All materials submitted during any part of the selection process become the property of City. The respondent may designate portions of its submittals, which contain proprietary data as "confidential", but the City cannot guarantee that it will be able to enforce such confidentiality.

The City shall not be responsible for any costs and/or obligations incurred by and/or on behalf of a potential developer in preparing, submitting or otherwise participating in any part this RFQ, the selection, documentation, or the development process in its entirety. The City reserves the right to request clarification or additional information from respondents. Information included in this RFQ is believed to be accurate, but should be independently verified by potential respondents prior to reliance upon.

Qualifications and Proposal Content

The City's top priority is to select a development partner to design and build a development project that will be synergistic and supportive of adjacent and other nearby land uses. The evaluation criteria will consider a prospective developer's recent experience in working on projects of similar size, scope and quality.

Respondents shall provide all of the information that follows in this Section. Once the Evaluation Committee has the opportunity to evaluate each response, some or all respondents may be invited to make specific project presentations and/or be invited for personal interviews.

Respondents selected to advance to interviews will be notified via email. Based on interview results, next steps may include, but not be limited to, additional submittals, financial references, and a preliminary LOI which would include a description of the proposed development, purchase price and terms, project delivery and performance benchmarks.

For the Submittal, at a minimum, please include the following information:

1. **Letter of Introduction** – Include a summary of the respondent's basic qualifications, experience, past and current project experience of similar nature and size, and reasons for interest in this opportunity. The letter must be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity.



EXHIBIT C

2. **Description of potential conceptual project** – Include sufficient detail and definition as to proposed uses, tenants, and/or concept to give the Review Committee enough information to have an idea of what the final development could contain. Supporting market data, concept plan, and collateral materials should be submitted to support the proposed concept.
3. **Team Members** – Identify members of the development team and provide a brief description of each team member's role including the following:
 - Principals involved in the project.
 - Resumes of key team members.
 - A description of team member's proposed role and relevant experience with projects of similar nature and size and experience in and familiarity with development in Rialto or surrounding areas.
 - An organizational chart.
 - Designation of lead contact for the team.
4. **Relevant Project Experience** - A summary of current and previous experience of the team with regard to projects comparable both in size and uses, particularly as related to Walmart and similar big box retail environments. As appropriate, this information should include a project description, photos or site plans if available, land uses, dates completed, developer role, cost/value, financing sources, duration of development processes, role of current employees in the project, and existing status as to ownership and leasing of current developments, % owned since project completion, and volume sold/leased. Additionally, please identify similar completed projects in the area that the can be visited, and provide a name and contact information as well.
5. **Project Approach** - A high level summary of the team's approach and anticipated timing related to planning, design, approvals, financing, phasing, development, construction, and operation. Provide examples of processes employed in other similar projects. The City's preference for conveyance structure is a fee simple sale. The RFQ response should identify the type of conveyance structure(s) typically preferred by and/or acceptable to the respondent.
6. **Financial Data** - A summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed concept. Eventually, a description of the anticipated financing structure to be employed to finance the anticipated project and specific evidence will need to be provided to support proof of the ability to fund a project of this size.
7. **References** - An accurate list of no less than three references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience. Additionally, a reference list of and



EXHIBIT C

contact information for five to ten public sector elected officials and executive staff involved in the previous projects identified as examples of Relevant Project Experience.

8. **Litigation History with Public Agencies** – Provide information as to any litigation that any developer/development entity that comprises the overall team has had with public agencies over the last ten years.

Submittal Date

Please return RFQs for review by **Thursday, December 15, 2016 at 5:00 p.m. Pacific Standard Time** to the contacts listed below. The City may continue to solicit qualifications beyond the above date if the City, in its respective sole determination, is not satisfied with the number and quality of submittals received.

Submittal Quantities and Contact

Please provide five (5) printed copies of the submittal and one (1) electronic version on a thumb drive, CD, or DVD to:

**Ken K. Hira, Executive Vice President
Kosmont Companies
1601 N. Sepulveda Blvd. #382
Manhattan Beach, CA 90266**



EXHIBIT C

3. Evaluation Criteria, Procedures, and Tentative Timeline

Evaluation Criteria

The following criteria will be used as the primary basis for evaluating developer responses:

- **Experience:** Does this team possess the experience to deliver targeted development projects? (e.g. similar projects, nearby/similar markets, team member experience, litigation)
- **Concept:** Does the project concept meet the City's vision? (e.g. proposed uses)
- **Access to financial capital:** Does the team demonstrate access to capital for proposed development? (e.g. evidence of financing, references)
- **Proposal Responsiveness:** Completeness, organization, timeliness, etc.

The order of presentation of the above criteria does not necessarily denote the specific importance of the same. Following in-person interviews, eventual selection of a preferred developer will be based on additional factors, such as LOI terms (e.g. financial structure, project valuation, initial financial pro forma), supportive market data, quality of design and development, fiscal impact to the City and other taxing entities, and as applicable, project/site components to be provided by the City. In its consideration of the response to this RFQ, the City may request additional information.

Award Procedures

1. City Staff and City's Consultant will evaluate and rank responses to this RFQ based on which proposals best satisfy the objectives expressed by the City in this RFQ. City Staff and Consultant will conduct in-person interviews and eventually a recommendation for final developer selection.
2. All respondents will be notified of evaluation results, particularly those firms that have been selected for in-person interviews. City Staff and Consultant shall present the evaluation results to the City Council, which will make the final selection decision.
3. The City will pursue negotiations with the top-ranked respondent with the goal of entering into an Exclusive Negotiation Agreement ("ENA") within 90 days of selection. If a satisfactory ENA cannot be negotiated with that respondent, then the City will formally end negotiations with that respondent and may pursue negotiations with the respondent that next best satisfies the objectives and goals expressed by this RFQ, as determined by the City, or in its sole and absolute discretion proceed on alternative basis, or terminate process.
4. The purpose of the ENA will be to set out a time frame for the selected development team to provide a development proposal consisting of a scope of development



EXHIBIT C

acceptable to the City. Through the ENA process, the City will agree not to negotiate with any other developer regarding the Site.

5. The City reserves all rights to modify or terminate the selection process, go outside of the selection process to select a developer, or not select a developer at all. This RFQ and selection process does not constitute any type of offer or creates no contractual or other liability to the City. There is no guarantee that a sale will be consummated, or that any project will be reviewed pursuant to this RFQ.

Tentative Timeline

- RFQ released on Tuesday, November 1, 2016
- Responses to RFQ due on Thursday, December 15, 2016 at 5:00 p.m. PST
- Interviews expected to be held in January 2017
- City to consider ENA with preferred developer by March 2017



EXHIBIT C

4. Additional Documentation and Contact Information

An online directory has been established containing additionally relevant information outlined below: <https://kosmont.box.com/s/s8lds8vbrbj7h21dihcxv0ivsv848va8>)

- This RFQ document
- City of Rialto Property Reuse Strategy, prepared by Kosmont Companies (May 2016)
- Marketing flyer, prepared by Kosmont Companies (May 2016)
- Site plans A & B, prepared by MCG Architecture (May 2016)
- Long Range Property Management Plan approved by the Department of Finance
- Gateway Specific Plan
- Site plans for proposed adjacent development

Prospective respondents should feel free to reach out to the City and Consultant contacts included below for questions regarding this submittal. Thank you for your consideration.

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

Robb Steel
Asst. City Administrator/
Director of Development Services
Phone: (909) 820-8008
Email: rsteel@rialtoca.gov

Greg Lantz
Economic Development Manager
Phone: (909) 820-8016
Email: glantz@rialtoca.gov

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

Kosmont Companies (Consultant to City)
1601 N. Sepulveda Blvd. #382
Manhattan Beach, CA 90266

Ken K. Hira
Executive Vice President
Phone: (949) 226-0288
Email: khira@kosmont.com

Joseph Dieguez
Senior Vice President
Phone: (347) 731-5307
Email: jdieguez@kosmont.com

Fernando Sanchez
Project Analyst
Phone: (917) 992-2438
Email: fsanchez@kosmont.com



Distribution List
 City of Rialto Gateway RFQ

DRAFT

#	Firm	Main Contact	Title	Phone	Email	City	Website
1	Charles Company	Arman Gabay	Co-Managing Partner	310-432-5489	arman@charles-company.com	West Hollywood, CA	http://www.charles-company.com/
2	Lewis Group of Companies	Gary Bauer	Vice President	909-949-6702	gary.bauer@lewisop.com	Upland, CA	http://www.lewisop.com/
3	Shea Properties	Brad Deck	SVP, Retail Development	949-389-7000	brad.deck@sheaproperities.com	Aliso Viejo, CA	http://www.sheaproperities.com/
4	Pacifica Companies	Pankaj Mahajan	Vice President	619-296-9000 x218	pmahajan@pacificacompanies.com	San Diego, CA	http://pacificacompanies.com/#usa
5	Festival Companies	Mark Schurgin	President	310-665-9630	m.schurgin@festivalcos.com	Los Angeles, CA	http://www.festivalcos.com/
6	NewMark Merrill Companies	Sandy Sigal	CEO	818-710-6100	ssigal@newmarkmerrill.com	Woodland Hills, CA	http://www.newmarkmerrill.com/
7	Majestic Realty Co.	Phillip Brown	Vice President, Acquisitions	562-948-4350	pbrown@majesticrealty.com	Industry, CA	http://www.majesticrealty.com/
8	Evergreen Realty	Chris Bergen	Partner	818-240-8727	chris.bergen@evergreendev.com	Glendale, CA	http://everre.com/

EXHIBIT D

CITY OF RIALTO

ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

For the Meeting of October 19, 2016

TO:	Honorable Economic Development Committee Members
VIA:	 Robb R. Steel, Assistant CA/Director of Development Services
FROM:	John Dutrey, Project Manager
SUBJECT:	Recommendation to Approve Entering into a Reimbursement Agreement with Lewis-Hillwood Rialto for Cost to complete a traffic feasibility study for the SR-210/Alder Avenue Interchange by Advanced Civil Technologies.
DATE:	October 11, 2016

BACKGROUND:

Recent traffic studies for various industrial projects area (e.g., Panattoni I-210 III - V, Thrifty Oil, ProLogis, Monster, etc...) within the Renaissance Specific Plan (RSP) area have identified certain deficiencies of the SR-210 Alder Avenue interchange. A map of the SR-210/Alder Avenue Interchange is attached hereto as **Exhibit A**. The Transportation Commission conditioned each of these development projects to pay certain fair share fees to make minor improvements to the east bound and west bound Alder Avenue on and off ramps to mitigate impacts caused by their projects. The traffic studies indicated that other improvements of the Alder Avenue interchange, including but not limited to widening the bridge structure might be necessary to accommodate the future planned growth in the City. More recently, the Traffic Impact Analysis prepared for the proposed Amendment to the Renaissance Specific Plan/EIR also concluded that the Alder Interchange might not accommodate cumulative traffic volumes.

The Transportation Commission requested that the City and/or the master developer, Lewis-Hillwood Rialto (LHR), fund a feasibility study to determine the short-term and ultimate long-term improvements to the Alder Avenue Interchange to ensure that it can accommodate the projected traffic volumes at build out in 2040.

Based upon direction received from the Transportation Commission, the City and LHR solicited a proposal from Advanced Civil Technologies to complete a feasibility study for the Alder Avenue Interchange. Advanced Civil Technologies has completed preliminary design work for improvement to the Alder Avenue Interchange.

ANALYSIS/DISCUSSION:

LHR provided staff with the proposal ("Exhibit "B") from Advanced Civil Technologies ("ACT") to prepare a feasibility study for the SR-210/Alder Avenue Interchange. ACT anticipates completing the report within 12 months.

The scope of work is summarized below:

- **Coordination/Administration.** ACT will provide overall project management, coordination, and supervision of project staff to facilitate the performance of the work in accordance with the scope and requirements. In addition, ACT will participate in discussing progress, coordinating design activities, obtaining direction, exchanging project information, and identifying issues to be resolved.
- **Data Collection.** ACT will conduct data collection and information gathering necessary for alternatives analysis. A formal data request will be prepared for the relevant agencies. Limited field reviews will also be conducted to verify existing geometric data.
- **Alternative Development.** For the two alternatives previously developed for the SR-210/Alder Avenue interchange, ACT will refine the previous concepts and prepare design drawings, which will include edge of pavement lines, approximate striping, preliminary lane and shoulder widths, preliminary right-of-way requirements, existing utilities, and major structures. ACT will also develop one additional alternative in addition to the two previously developed.
- **Preliminary Cost Estimates.** ACT will prepare preliminary construction cost estimates for the three alternatives, based on current cost data and the layouts development. Order of magnitude cost estimates will assess roadway and structure costs, right-of-way, utility relocations, preliminary environmental mitigation measures, supplemental work, and contingencies.
- **Environmental Analysis.** The ACT team will review existing environmental documents for the project area and review a current aerial photograph to determine environmental constraints for the project. A Preliminary Environmental Analysis Report (PEAR) equivalent document will identify environmental constraints according to the topics included in a PEAR format. The document will also include cost estimates for potential permitting and mitigation requirements for each alternative concept.
- **Traffic Analysis.** The ACT team will assess the traffic impacts within the defined project area. The analysis will be conducted based on an agreed-upon methodology that will be discussed with LHR and the City before beginning the analysis. The ACT team will summarize existing and future traffic data. Generalized performance criteria will be applied to show existing and future deficiencies. A technical memorandum will be prepared to summarize the results.

- **Draft Feasibility Study Report.** ACT will prepare a Draft Feasibility Study Report, using the data and analysis conducted in previous tasks. The report will be prepared generally following the Caltrans PDPM guidelines for a Project Study Report.
- **Final Feasibility Study Report.** ACT will refine the Feasibility Study Report based on stakeholder review. The Final Feasibility Study Report will incorporate comments received on the text and appendices.

ACT's proposal to prepare the feasibility study report is \$248,597 as summarized below.

advanced civil technologies.		COST PROPOSAL	
SR-210/Alder Avenue Interchange			
Lewis Operating Corporation			
Feasibility Study Report (FSR)			
LABOR			
Task 1 - Project Management	\$	27,608	
Task 2 - Alternatives Development	\$	136,277	
Task 3 - Draft Feasibility Study Report	\$	26,041	
Task 4 - Final Feasibility Study Report	\$	10,841	
		SUBTOTAL	\$ 200,767
OTHER DIRECT COSTS			
Reproduction	\$	2,000	
Mileage	\$	1,080	
		SUBTOTAL	\$3,080
SUBCONSULTANTS			
Translutions	\$	30,000	
LSA Associates	\$	12,000	
Subconsultant Markup (5%)	\$	2,750	
		SUBTOTAL	\$ 44,750
		TOTAL	\$ 248,597

Reimbursement Agreement:

LHR will initially pay for the feasibility study, but requests a Reimbursement Agreement with the City. To reimburse LHR for the cost of preparing the feasibility study, the City would use existing fund balance in the RSP EIR/SP Fair Share Fee (Fund Account 301-

241-0401-0000). The City collects approximately \$3,300 per acre from developers from within the RSP to recover the costs of preparing the RSP and the Program EIR. LHR paid for all of these costs in accordance with the Contracts of Sale; however, the City is recapturing the investment and has offered to use the funds for the enhancement of the RSP Project.

Ultimately, if the Alder Interchange improvements are included in a revised RSP Traffic Fee Study, the City may recover the expenditure from the future fee revenues derived from the RSP Fair Share Traffic Impact Fees collected (Fund Account 301-241-0401-0001). The Reimbursement Agreement will require approval by the City Council.

RECOMMENDATION:

Staff recommends that the Economic Development Committee forward a recommendation to the City Council to approve a Reimbursement Agreement between Lewis-Hillwood Rialto for the SR-210/Alder Avenue Interchange feasibility study in an amount not to \$248,597.

EXHIBIT A - Alder Interchange

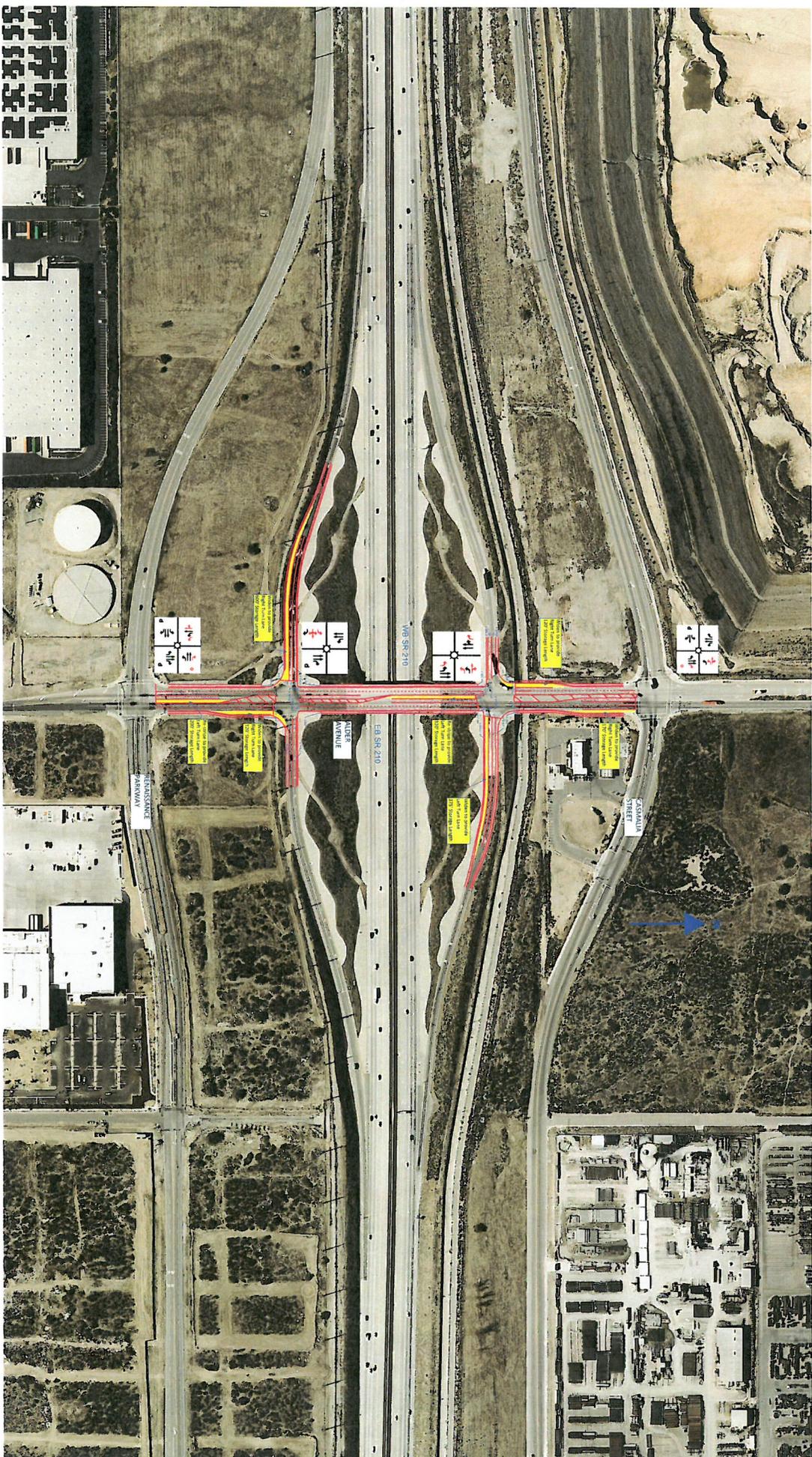


EXHIBIT B

SR-210/Alder Avenue Interchange Feasibility Study Report

SCOPE OF WORK

Advanced Civil Technologies (ACT) will provide Lewis Operating Corporation (Lewis) with professional services required to prepare a Feasibility Study Report for the SR-210/Alder Avenue Interchange Improvements. The duration for this scope of work is anticipated to be no more than 12 months. Specific scope items are documented in the following sections.

TASK 1 – PROJECT MANAGEMENT/COORDINATION/ADMINISTRATION

This task includes the project management services including the requirements for meetings, schedules, progress reports, invoicing, and administration of ACT's work.

Task 1.1 Coordination/Administration

The ACT Project Manager will provide overall project management, coordination, and supervision of project staff to facilitate the performance of the work in accordance with the scope and requirements. In addition, ACT will participate in discussing progress, coordinating design activities, obtaining direction, exchanging project information, and identifying issues to be resolved. ACT will participate in the following meetings:

- **Kickoff meeting:** Kickoff meeting will be held with Lewis, the City of Rialto, and Caltrans District 8 to discuss policy, procedure, and make decisions affecting the direction of the Feasibility Study. ACT will prepare and distribute meeting notices, agendas, handout material relevant to the agenda, and meeting minutes.
- **Agency Coordination/Technical Workshop Meetings:** Meetings will be held to discuss technical issues with specific agencies. ACT will participate in a maximum of 8 meetings and will bring progress plans as appropriate. No special presentation materials will be prepared.

Deliverables:

- Meeting notices, agendas, handouts, and minutes
- Progress plans
- Project schedule

TASK 2 – ALTERNATIVES DEVELOPMENT

Task 2.1 Data Collection/Permit Applications

This task will include data collection and information gathering necessary for alternatives analysis. A formal data request will be prepared for the relevant agencies. Limited field reviews will also be conducted to verify existing geometric data. ACT will obtain a Caltrans encroachment permit for the field reconnaissance.

ACT will collect as-built plans from the previous projects constructed within the study limits. This information will be used to identify existing pavement sections, geometric information, location of existing right-of-way, utility and drainage locations.

EXHIBIT B

Contacts will be made with utility companies affected and a preliminary determination of relocation requirements and responsibilities will be made. Utility potholing is not included as part of this scope. Preliminary impacted utilities will be delineated on concept plans.

The most recent three year accident history by type, as well as the comparable breakdown of the statewide average accident rates for similar facilities will be compiled. Coordination with the Caltrans Traffic Studies/Safety branch will be carried out to obtain the necessary information.

Deliverables:

- Inventory of existing planning/engineering data
- Caltrans Encroachment Permit

Assumptions:

- *It is assumed that the City of Rialto will enter into a Cooperative Agreement with Caltrans for oversight activities.*
- *The City of Rialto, Caltrans, or other agencies will provide copies of relevant documents for ACT's review.*

Task 2.2 Alternative Development

For the two alternatives previously developed for the SR-210/Alder Avenue interchange, ACT will refine the previous concepts and prepare design drawings in English units at 1"=100' scale, which will include edge of pavement lines, approximate striping, preliminary lane and shoulder widths, preliminary right-of-way requirements, existing utilities, and major structures. ACT will also develop one additional alternative in addition to the two previously developed. The interchange alignments will show limits of bridges. The concepts will be presented on half size (11" x 17") sheets.

Conceptual drawings of proposed typical cross-sections will be prepared for each alternative.

Plans will be prepared using Microstation V8 and InRoads, using most current Caltrans standards.

It is assumed that no additional alternative analysis will be completed beyond the three alternatives previously discussed.

Additional evaluation supporting the alternative analysis will also be conducted, including:

Design Exceptions. The alternative geometrics will be analyzed to update the potential Caltrans Highway Design Manual mandatory and advisory non-standard geometric design features requiring a Fact Sheet. The design exceptions needed will be determined using the most recent Highway Design Manual update.

Right-of-Way Assessment. The right-of-way requirements for the three alternatives will be evaluated based on the most recent Caltrans right-of-way information available. No title reports will be obtained during this study.

Utility Impacts. The potential utility impacts for the three alternatives will be evaluated based on the most recent utility information available. This includes providing a rough estimate for any potential relocation that might be required as a result of this project.

EXHIBIT B

Construction Phasing. The proposed construction phasing for the three alternatives will be evaluated based on the alternative refinements. A summary discussion will be included in the FSR and no plans will be prepared.

Structures. The structures impacts for the three alternatives will be evaluated based on the alternative refinements. A preliminary cost estimate will be developed for structures that will need to be widened or newly constructed. The estimate will be developed based on a cost per square foot. A structures Advanced Planning Study is not included in this scope of work.

Additional analysis may be required by the Caltrans functional units, which is not covered under this scope of work.

Deliverables:

- Conceptual Plans for three alternatives

Task 2.3 Preliminary Cost Estimates

ACT will prepare preliminary construction cost estimates for the three alternatives, based on current cost data and the layouts development in Task 2.2. Order of magnitude cost estimates will assess roadway and structure costs, right-of-way, utility relocations, preliminary environmental mitigation measures, supplemental work, and contingencies. The Caltrans template for a PSR-PDS level estimate will be used for preparation of the cost estimate.

Deliverables:

- Preliminary construction cost estimates (PDF and Excel), to be included in Feasibility Study Report

Task 2.4 Environmental Analysis

The ACT team will review existing environmental documents for the project area and review a current aerial photograph to determine environmental constraints for the project. No record searches will be conducted as part of this task and no GIS mapping will be produced. A Preliminary Environmental Analysis Report (PEAR) equivalent document will identify environmental constraints according to the topics included in a PEAR format. The document will also include cost estimates for potential permitting and mitigation requirements for each alternative concept.

Deliverables:

- PEAR equivalent document (included as an appendix of the Feasibility Study Report)

Task 2.5 Traffic Analysis

The ACT team will assess the traffic impacts within the defined project area. The analysis will be conducted based on an agreed-upon methodology that will be discussed with Lewis and the City of Rialto before beginning the analysis. The ACT team will summarize existing and future traffic data. Generalized performance criteria will be applied to show existing and future deficiencies. A technical memorandum will be prepared to summarize the results.

Deliverables:

- Traffic Analysis Memorandum

EXHIBIT B

TASK 3 – DRAFT FEASIBILITY STUDY REPORT

ACT will prepare a Draft Feasibility Study Report, using the data and analysis conducted in previous tasks. The report will be prepared generally following the Caltrans PDPM guidelines for a Project Study Report. No additional reports or studies are assumed.

Deliverables:

- Draft Feasibility Study Report, including information documented in previous tasks

TASK 4 – FINAL FEASIBILITY STUDY REPORT

ACT will refine the Feasibility Study Report based on stakeholder review. The Final Feasibility Study Report will incorporate comments received on the text and appendices. It is assumed that comments on the draft report will not change the recommended alternative selected in the Final Feasibility Study Report.

Deliverables:

- Final Feasibility Study Report, including information documented in previous tasks

EXHIBIT B

advanced civiltechnologies.	COST PROPOSAL	
SR-210/Alder Avenue Interchange Lewis Operating Corporation Feasibility Study Report (FSR)		
LABOR		
Task 1 - Project Management	\$	27,608
Task 2 - Alternatives Development	\$	136,277
Task 3 - Draft Feasibility Study Report	\$	26,041
Task 4 - Final Feasibility Study Report	\$	10,841
SUBTOTAL		\$ 200,767
OTHER DIRECT COSTS		
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Mileage	\$	1,080
SUBTOTAL		\$3,080
SUBCONSULTANTS		
Translutions	\$	30,000
LSA Associates	\$	12,000
Subconsultant Markup (5%)	\$	2,750
SUBTOTAL		\$ 44,750
TOTAL		\$ 248,597

EXHIBIT B

SR-210/Alder Avenue Interchange
 Feasibility Study Report (FSR)
 9/19/2016

Fully Loaded Hourly Rate (Direct Labor, Escalation, overhead, and profit)	Staff Name	\$285.14	\$195.00	\$195.00	\$145.00	\$98.00	TOTAL HOURS	TOTAL FULLY LOADED LABOR COST PER TASK
	Jamal Salman	0	0	0	0	0		
	Project Manager	162	172	238	320	288	1180	\$200,766.68
TOTAL FOR PROJECT								
Task 1 - Project Management		60	0	36	24	0	120	\$27,608.40
Coordination and Administration		60		36	24		120	\$27,608.40
Task 2 - Alternatives Development		90	140	158	208	228	824	\$136,276.60
Data Collection/Permit Applications		8		8	4	8	28	\$5,205.12
Alternative Development		40	100	110	132	140	522	\$85,215.60
Preliminary Cost Estimates		18	40	40	40	80	218	\$34,372.52
Environmental Analysis		12			16		28	\$5,741.68
Traffic Analysis		12			16		28	\$5,741.68
Task 3 - Draft Feasibility Study Report		8	32	24	48	60	172	\$26,041.12
Draft FSR		8	32	24	48	60	172	\$26,041.12
Task 4 - Final Feasibility Study Report		4	0	20	40	0	64	\$10,840.56
Final FSR		4		20	40		64	\$10,840.56
TOTAL FULLY LOADED LABOR COST PER CLASSIFICATION		\$46,192.68	\$33,540.00	\$46,410.00	\$46,400.00	\$28,224.00		

CITY OF RIALTO
ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT

For the Meeting of October 19, 2016

TO:	Honorable Economic Development Committee Members
VIA:	 Robb R. Steel, Assistant CA/Director of Development Services
FROM:	 Greg Lantz, Economic Development Manager
SUBJECT:	Informal Request for Annexation - SWC of Slover Avenue and Cactus Avenue by Alere Properties
DATE:	October 14, 2016

BACKGROUND:

On September 28, 2016, Clark Neuhoff (Alere Properties) contacted staff regarding a proposed industrial development project located on the southwest corner of Slover Avenue and Cactus Avenue (the "Site"). The Site is located in the County of San Bernardino, adjacent to Rialto's municipal boundary, which is the centerline of Cactus Avenue. Maps depicting the Site and the City's municipal boundary are attached in **Exhibit A**.

Mr. Neuhoff inquired whether the City would support annexing the project into the City. Staff indicated that this was very likely given the proximity to the municipal boundaries and the economic benefits (e.g. Traffic Impact Fees, Property Taxes, etc...) the City would derive if the project were annexed. However, staff indicated that this request should be presented to the City's Economic Development Committee for a determination.

Mr. Neuhoff submitted a formal Request for Determination by the Economic Development Committee (**Exhibit B**) regarding annexing into the City of Rialto.

RECOMMENDATION:

Staff recommends that the Economic Development Committee consider Alere's request and provide Alere with direction as to whether the City would support the annexation of the project into the City.

EXHIBIT A

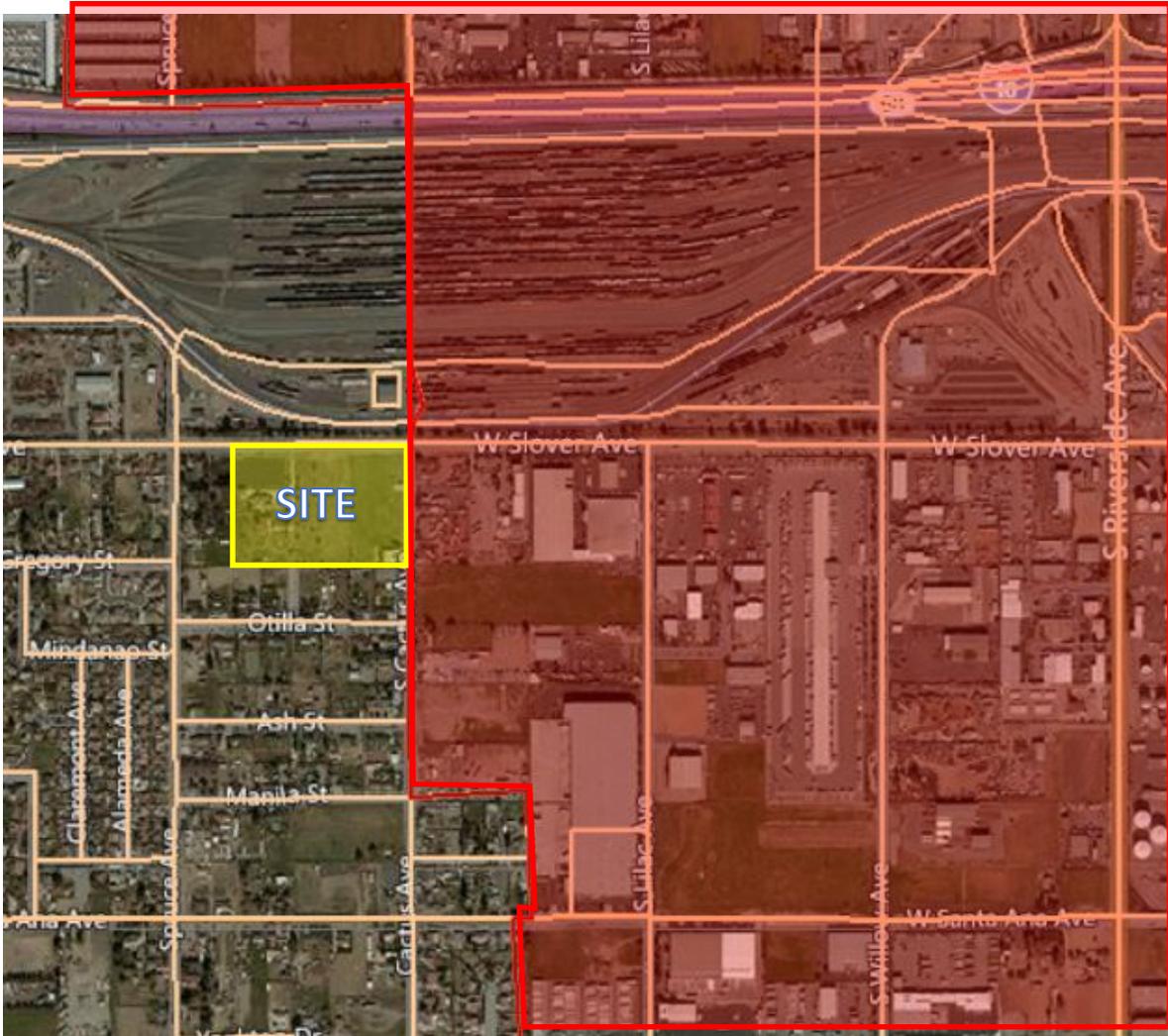
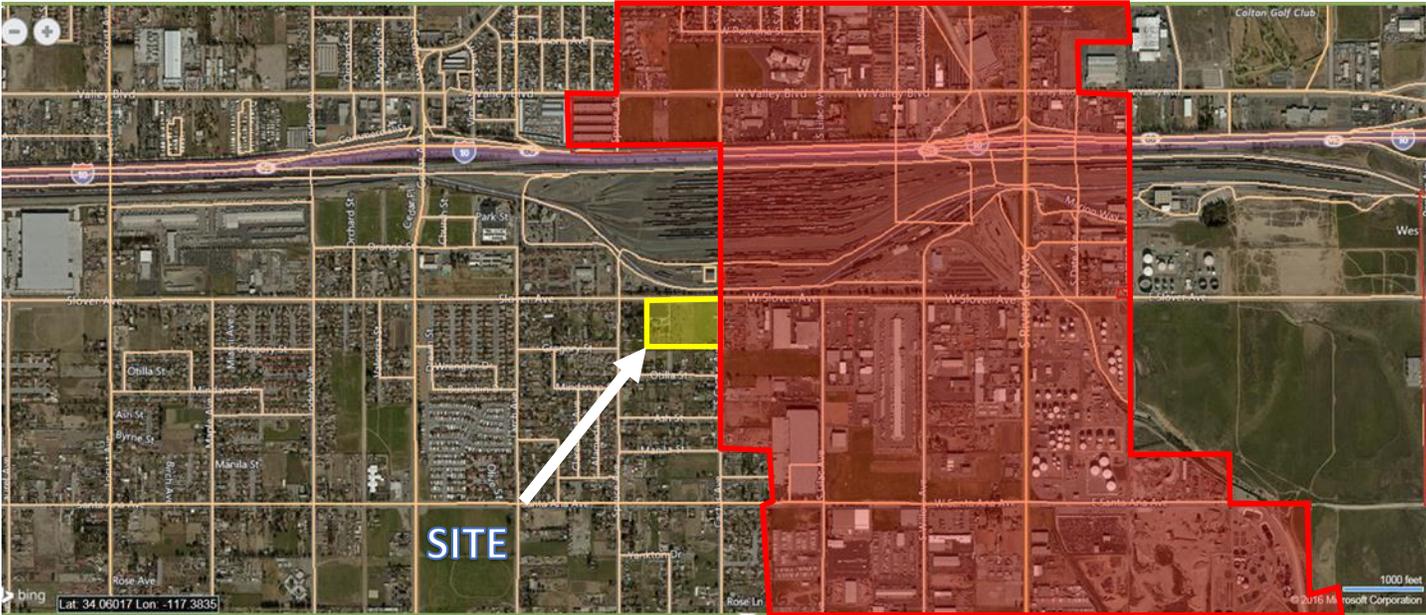


EXHIBIT B

REQUEST FOR DETERMINATION BY
ECONOMIC DEVELOPMENT COMMITTEE

Name of Applicant: Clark Newhoff for Alere Property Group
Mailing Address 100 Bayview Circle, #310, Newport Beach, CA
City, State, Zip Newport Beach, CA, 92660
Phone Number #1 (949) 509-5082 Fax: (949) 509-5001
Phone Number #2 (949) 701-2101 E-Mail: cnewhoff@alere.com

Property Owner: ① Sergio Camarillo ② George Gomez
Property Address (APN#'s) ① 19221 Glover Ave, Bloomington 0257-071-39 and 03
Cross Streets: ② 10532 S. Cactus, Bloomington 0257-071-04

Size of Parcel(s): 9 ± 4 acres Lot Dimensions: 950 x 620 combined
Current Land Use: residential/land Current Zoning: residential

Surrounding Land Uses:
North of Project rail yard South of Project residential
East of Project industrial West of Project nursery/residential

Proposed Development:
Type of Use: industrial/warehouse Size of Building (s): 300,000 sq ft

Description: single concrete tilt up warehouse (speculative)

Attachments: Assessors Map Site Plan
 Aerial Elevations

Mail, E-Mail or Deliver to:
City of Rialto
Economic Development Committee
150 S. Palm Riverside Avenue
Rialto, CA 92376
Phone: (909) 820-8016
GLantz@Rialto.ca.gov

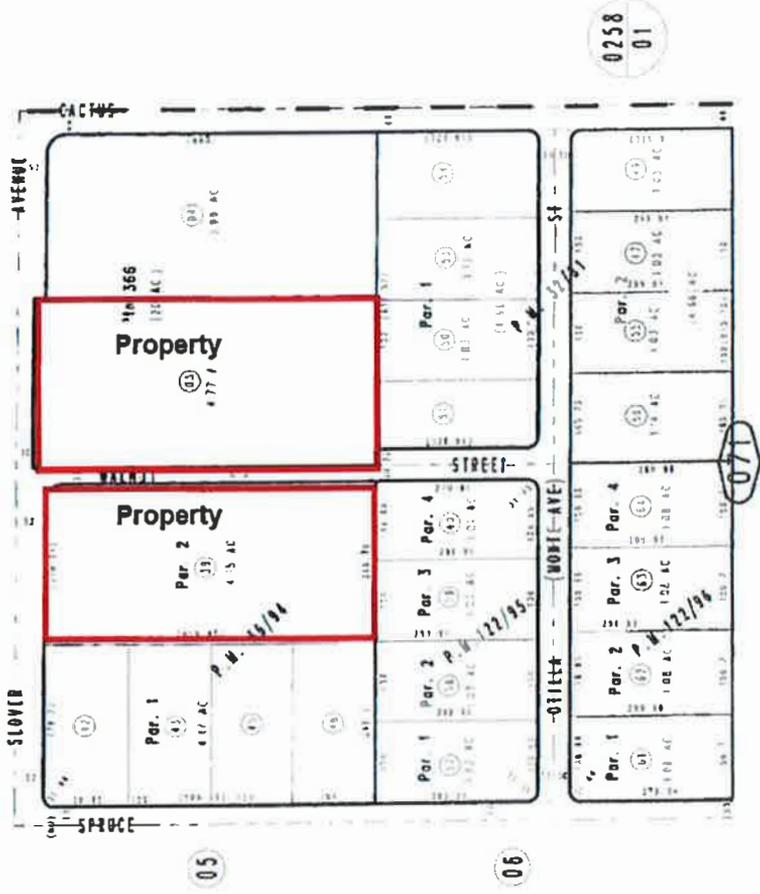
EXHIBIT B

Exhibit A

Property

Semi Tropic Land & Water Co. Sub., S.B.L.
M.B. 11/12

THIS MAP IS FOR THE PURPOSE
OF ADAPTED TABULATION ONLY



FORCET Map No. 7084K P.M. 122656

De
INITIALS

CHI:2992305.2

SC JF
J.P.E. SE
INITIALS

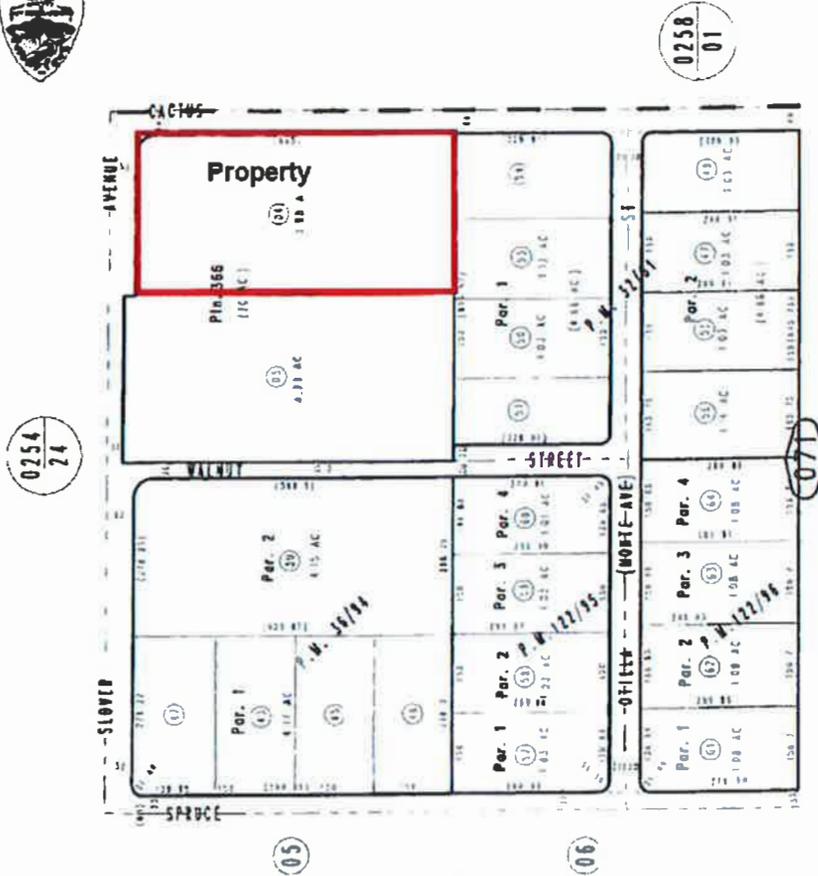
EXHIBIT B

Exhibit A

Property

THIS MAP IS FOR THE PURPOSE
OF A2 PALMER ABATIGN ONLY

Semi Tropic Land & Water Co. Sub., S.B.L.
M.B. 11/12



[Handwritten signature]
INITIALS

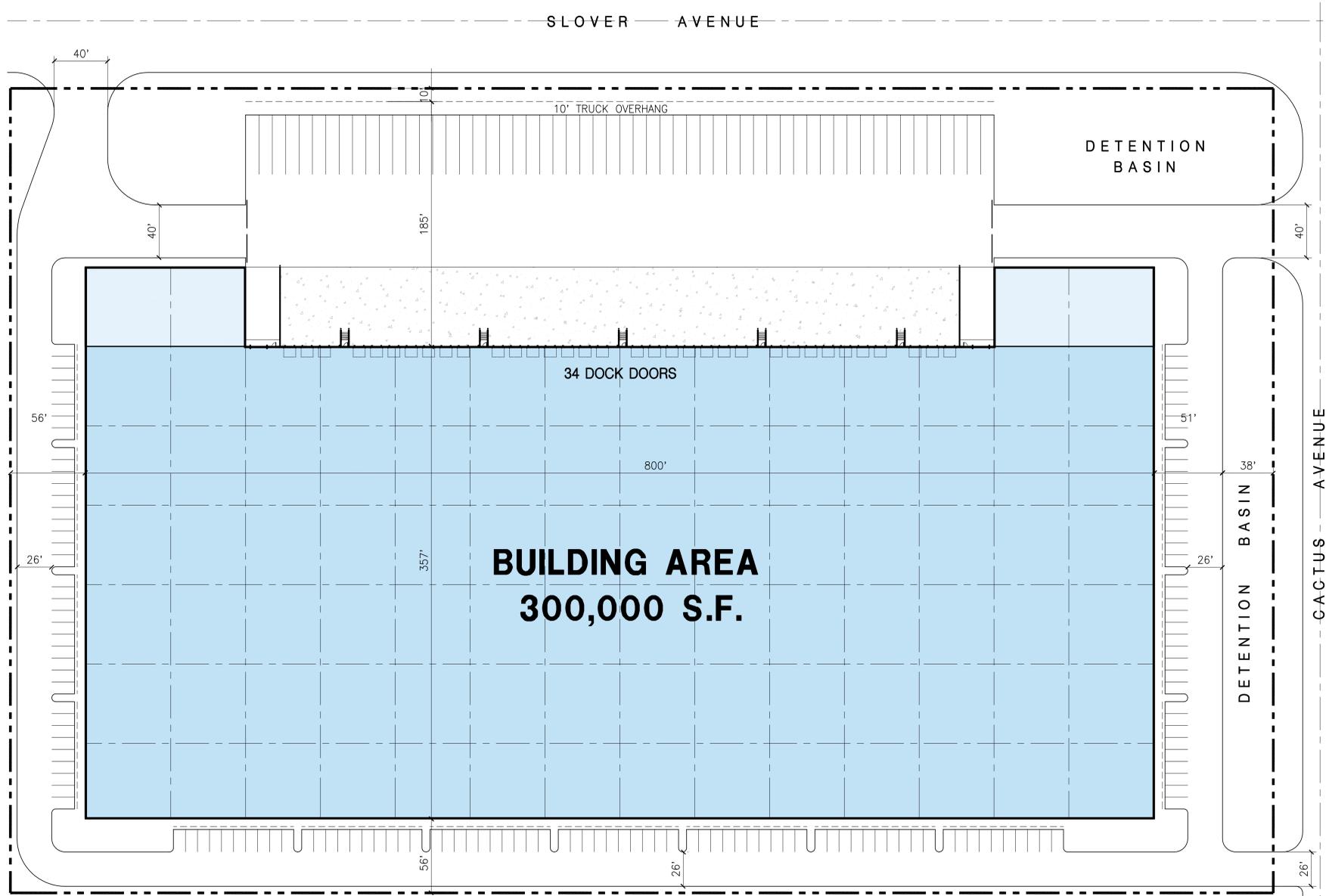
[Handwritten signature]
INITIALS

EXHIBIT B

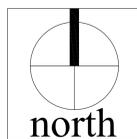


Google earth





Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Aerial Map



Tabulation

SITE AREA	
In s.f.	574,560 s.f.
In acres	13.19 ac
BUILDING AREA	
Office	10,000 s.f.
Warehouse	290,000 s.f.
TOTAL	300,000 s.f.
COVERAGE	52.2%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	40 stalls
Whse: 1st 40K @ 1/1,000 s.f.	40 stalls
Whse: above 40K @ 1/4,000 s.f.	63 stalls
TOTAL	143 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	144 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	56 stalls
ZONING ORDINANCE FOR CITY	
Current Zoning Designation - BL/RS-1 AA	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 150'	
MAXIMUM FLOOR AREA RATIO	
FAR - .55	
LANDSCAPE REQUIREMENT	
Percentage -	15%
LANDSCAPE PROVIDED	
Percentage -	15.1%
In s.f.	87,040 s.f.
SETBACKS	
Building	Landscape
Front - 25'	10' from street
Side / Street side - 25'	
Side Interior - 10'	
Rear - 0' , when the adjacent property is not designated as commercial or industrial - 10'	

Note: Requirements is base on Industrial zone

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



Conceptual Site Plan Slover Ave. and Cactus Ave.



CITY OF RIALTO

ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

For the Meeting of October 19, 2016

TO:	Honorable Economic Development Committee Members
VIA:	 Robb R. Steel, Assistant CA/Director of Development Services
FROM:	 Greg Lantz, Economic Development Manager
SUBJECT:	Request for Determination - Zone Change of 3 acres of vacant land from R-1C to PRD-A by Red Hill Partners.
DATE:	October 14, 2016

BACKGROUND:

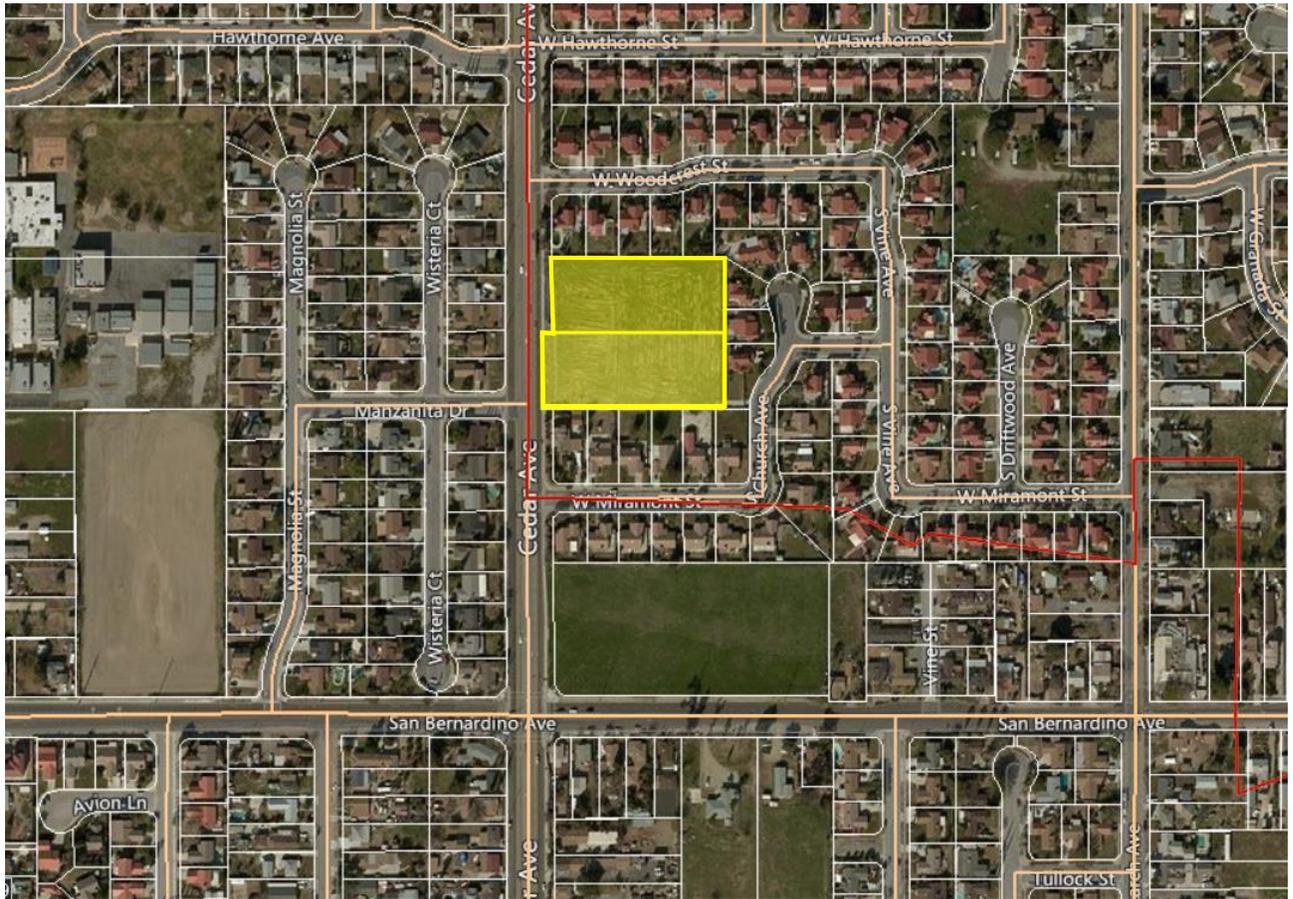
Chris Nemeth from Red Hill Partners submitted a Request for Determination by the Economic Development Committee for a determination on whether the City would support changing the zoning from R-1C to PRD-A on 3 acres of land located on Cedar Avenue north of San Bernardino (the "Site"). A location map depicting the Site is attached as **Exhibit A**.

Mr. Nemeth's request included a rough conceptual site plan (Exhibit B) and various photographs of the type of residential development dwellings he would develop under the PRD-A zoning (Exhibit C).

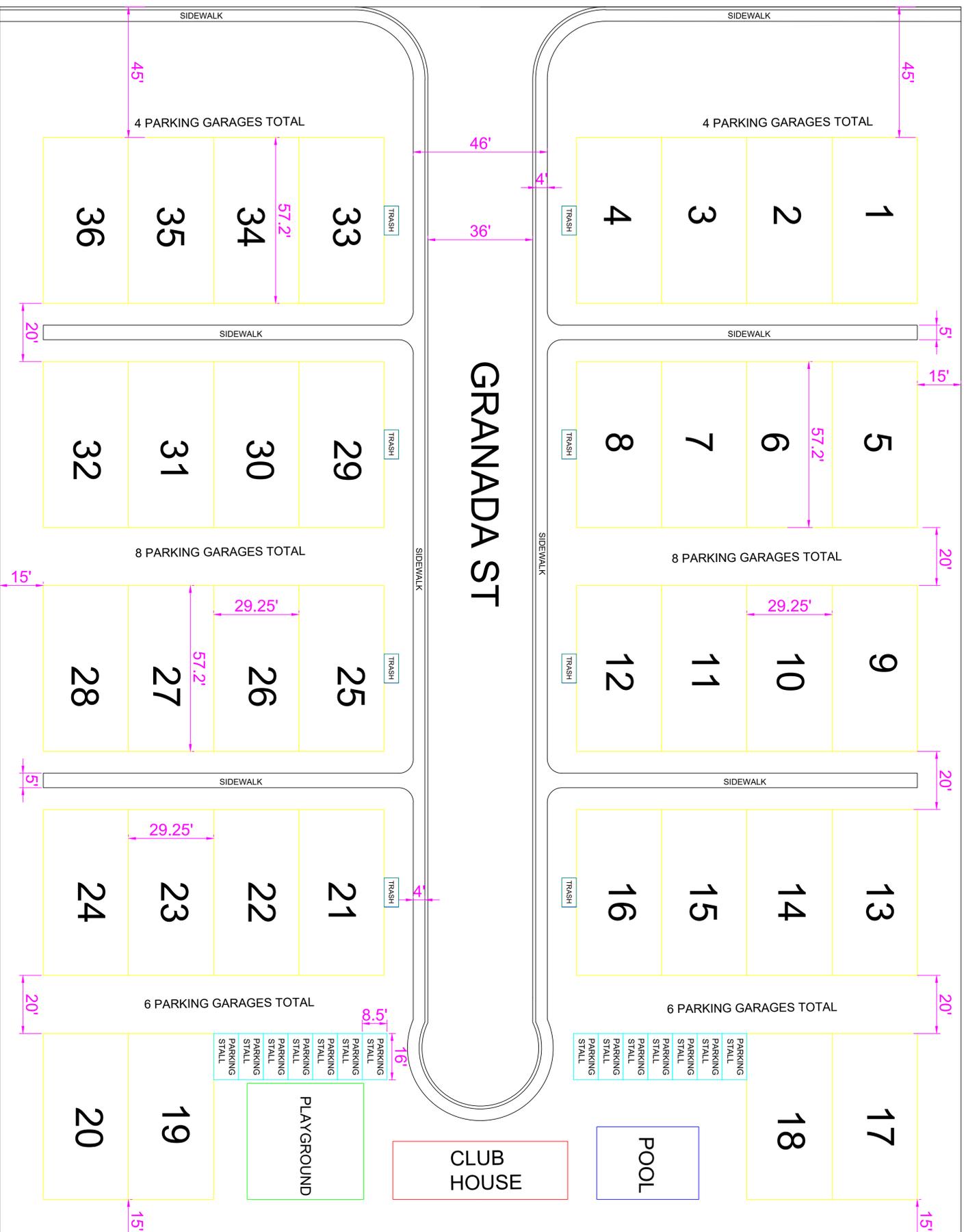
RECOMMENDATION:

Staff recommends that the Economic Development Committee review and consider Mr. Nemeth's request and provide direction whether the City would support a zone change from R-1C to PRD-A.

EXHIBIT A
SITE LOCATION



CEDAR AVENUE



SITE PLAN

SCALE 1"=20'



- 36- UNITS
- 36- PARKING GARAGES
- 14- GUEST PARKINGS
- 1- CLUB HOUSE
- 1- SWIMMING POOL
- 1- PLAYGROUNDS

SCHEME 1



DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DESIGNED BY: GF DRAWN BY: FG CHECKED BY: AG

RECOMMENDED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

PLANNING DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: _____

INTERIM CITY ENGINEER: _____ DATE: _____

ONE ENGINEERING
LAND PLANNING
LAND SURVEYING

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PH: (714) 970-7220
FAX: (714) 970-7244

BENCHMARK: REFERENCE MARKER 103 LOCATED AT THE SW CORNER OF LARCH
CORNER AND SW BOUNDARY MARKER

SCALE: 1"=20'
DATE: OCT-2008 | ELEV. = 1130.21'

CITY OF RIALTO
SITE PLAN
TRACT 17254

FOR: REDHILL PARTNERS PLAN No. _____

1

EXHIBIT C

DEPICTION OF PROPOSED DEVELOPMENT/ DWELLING UNITS



EXHIBIT C

DEPICTION OF PROPOSED DEVELOPMENT/ DWELLING UNITS



EXHIBIT C

DEPICTION OF PROPOSED DEVELOPMENT/ DWELLING UNITS



EXHIBIT C

DEPICTION OF PROPOSED DEVELOPMENT/ DWELLING UNITS



EXHIBIT C

DEPICTION OF PROPOSED DEVELOPMENT/ DWELLING UNITS

