

1 **RESOLUTION NO. 2026-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
3 CITY OF RIALTO, CALIFORNIA, APPROVING TENTATIVE  
4 TRACT MAP NO. 2024-0002 (TTM NO. 20737) AND ALLOWING  
5 THE SUBDIVISION OF APPROXIMATELY 35.19 ACRES OF  
6 LAND (PORTIONS OF APN’S: 0264-153-02, 0264-211-08, -09, &  
7 0264-212-08) LOCATED AT ON THE EAST SIDE OF LINDEN  
8 AVENUE APPROXIMATELY 850 FEET SOUTH OF  
9 RENAISSANCE PARKWAY INTO TWELVE (12) RESIDENTIAL  
10 CONDOMINIUM LOTS AND EIGHT (8) LETTERED LOTS FOR  
11 PRIVATE STREETS, COMMON OPEN SPACE/AMENITIES,  
12 AND WATER QUALITY MANAGEMENT.

13 WHEREAS, the applicant, Lewis-Hillwood Rialto Company, LLC, proposes to subdivide  
14 approximately 40.96 acres of land (Portions of APN’s: 0264-153-02, 0264-211-08, -09, & 0264-  
15 212-08) located at the east side of Linden Avenue approximately 850 feet south of Renaissance  
16 Parkway within the (“Site”) into twelve (12) residential condominium lots and eight (8) lettered  
17 lots for private streets, common open space/amenities, and water quality management (“Project”);  
18 and

19 WHEREAS, the Project will facilitate the development of a private residential  
20 neighborhood comprised of 292 detached single-family dwelling units and associated amenities,  
21 paving, landscaping, fencing, lighting, and drainage improvements; and

22 WHEREAS, the Project requires the approval of a tentative tract map, and the Applicant  
23 has agreed to apply for a TTM No. 2024-0002, also referred to as Tentative Tract Map No. 20737,  
24 (“TTM No. 20737”), in accordance with Government Code Sections 66473.5 and 66474; and

25 WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of  
26 Design No. 2024-0024 (“PPD No. 2024-0024”), in accordance with the Section 18.65.010 of the  
27 Rialto Municipal Code, to develop the Site into a private residential neighborhood comprised of  
28 292 detached single-family dwelling units with associated amenities, paving, landscaping, fencing,  
lighting, and drainage improvements; and

WHEREAS, on May 6, 2026, the Planning Commission of the City of Rialto conducted a  
duly noticed public hearing, as required by law, on TTM No. 20737 and PPD No. 2024-0024 took

1 testimony, at which time it received input from staff, the city attorney, and the applicant; heard  
2 public testimony; discussed the proposed TTM No. 20737 and PPD No. 2024-0024; and closed  
3 the public hearing; and

4 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

5 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto  
6 as follows:

7 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
8 in the recitals above of this Resolution are true and correct and incorporated herein by this reference.

9 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
10 the public hearing conducted with regard to TTM No. 20737, including written staff reports, verbal  
11 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning  
12 Commission hereby determines that TTM No. 20737 satisfies the requirements of Government Code  
13 Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to the  
14 findings which must be made precedent to granting a tentative map. The findings are as follows:

- 15 1. That the proposed tentative tract map is consistent with the General Plan of the City  
16 of Rialto and the Renaissance Specific Plan, as applicable; and

17 *This finding is supported by the following facts:*

18 The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay and a  
19 zoning designation of Renaissance Specific Plan. The Renaissance Specific Plan permits the  
20 development of up to 1,203 dwelling units within the plan area. Additionally, according to  
21 Table 3-3 (Development Standards – Detached Residential Uses) of the Renaissance Specific  
22 Plan, the minimum project size for all new detached residential developments is 3.0 acres.  
23 The Project will subdivide the 35.19-acre Site into twelve (12) new residential condominium  
24 lots and eight (8) new lettered lots to facilitate the development of a private residential  
25 neighborhood consisting of 292 detached dwelling units. The project size greatly exceeds the  
26 required minimum size, and the 292 detached dwelling units combined with the existing 492  
27 detached dwelling units is 419 less than the maximum allowed by the Renaissance Specific  
28 Plan. As a result, the Project will facilitate the development of a detached residential project  
that is consistent with the underlying land use and zoning designations.

- 26 2. That the design and improvements of the proposed tentative tract map are consistent  
27 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the  
28 Renaissance Specific Plan; and

1            *This finding is supported by the following facts:*

2            The Project will comply with all technical standards required by Subdivision Map Act, the  
3            General Plan of the City of Rialto, and the Renaissance Specific Plan. According to Table 3-  
4            3 (Development Standards – Detached Residential Uses) of the Renaissance Specific Plan,  
5            the minimum project size for all new detached residential developments is 3.0 acres, however,  
6            there is no minimum lot size, lot width, or lot depth required for new detached residential  
7            developments, such as the Project. The Project will subdivide the 35.19-acre Site into twelve  
8            (12) new residential condominium lots and eight (8) new lettered lots to facilitate the  
9            development of a private residential neighborhood comprised of 292 detached dwelling units  
10           and consistent with the requirements of the Renaissance Specific Plan.

11           3.           That the site is physically suitable for the type of proposed development; and

12           *This finding is supported by the following facts:*

13           The Site is a relatively flat piece of land and development of the land should be easily  
14           accommodated. The applicant will be required to submit a grading plan and  
15           geotechnical/soils report to the Engineering Department for review and approval prior to  
16           issuance of any building permits.

17           4.           That the site is physically suitable for the proposed density of the development; and

18           *This finding is supported by the following facts:*

19           According to Section 2 (Renaissance) of the Renaissance Specific Plan, up to 1,203 dwelling  
20           units are planned for an area known as “The Village” within the specific plan area, and the  
21           Site is located within the boundary of The Village. The Project will facilitate the development  
22           of a private residential neighborhood comprised of 292 detached dwelling units on the 35.19-  
23           acre Site, which combined with the existing 492 detached dwelling units, is 419 less than the  
24           maximum allowed by the Renaissance Specific Plan.

25           5.           That the design of the land division is not likely to cause substantial environmental  
26           damage or substantially injure fish, wildlife, or their habitat; and

27           *This finding is supported by the following facts:*

28           The Site is undeveloped and covered by natural grasses. The Addendum to the Renaissance  
29           Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental  
30           Assessment Review No. 2025-0001) prepared for the project identified that the Site did not  
31           have suitable habitat for any threatened or endangered species. Additionally, according to  
32           Exhibit 4.4.2 (Threatened and Endangered Species Habitat) of the Rialto General Plan  
33           Environmental Impact Report the Site does not have suitable habitat for any threatened or  
34           endangered species. Nevertheless, the Planning Division will require the preparation and  
35           submittal of a Burrowing Owl and Nesting Bird Survey for the Site, prior to the issuance  
36           of any grading permit.



1 residential development analyzed for the project site and available wastewater capacity was  
2 determined to be sufficient to accommodate the treatment requirements of the 2016 RSPA.  
3 The proposed Project will not exceed wastewater treatment requirements of the applicable  
4 Regional Water Quality Control Board or result in treatment facilities expansions.

5 SECTION 3. An Addendum to the Renaissance Specific Plan Amendment 2016 Final  
6 Environmental Impact Report (Environmental Assessment Review No. 2025-0001) has been  
7 prepared for the Project in accordance with the California Environmental Quality Act (CEQA), and  
8 it has been determined that the proposed Project would result in no new significant impacts that were  
9 not analyzed in the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report  
10 (“RSPA 2016 FEIR”), nor would the proposed Project cause a substantial increase in the severity of  
11 any previously identified environmental impacts. The potential impacts associated with proposed  
12 Project would either be the same or less than those described in the RSPA 2016 FEIR. In addition,  
13 there are no substantial changes to the circumstances under which the proposed Project would be  
14 undertaken that would result in new or more severe environmental impacts than previously addressed  
15 in the RSPA 2016 FEIR, nor has any new information regarding the potential for new or more severe  
16 significant environmental impacts been identified. Based on the foregoing, substantial evidence  
17 presented to the Planning Commission during the public hearing conducted with regard to TTM No.  
18 20737 and EAR No. 2025-0001, including written staff reports, verbal testimony, project plans, other  
19 documents, and the conditions of approval stated herein, the Planning Commission hereby adopts the  
20 Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report  
21 (Environmental Assessment Review No. 2025-0001) for the Project.

22 SECTION 4. The Planning Commission hereby approves TTM No. 20737 allowing the  
23 subdivision of approximately 35.19 acres of land (Portions of APN’s: 0264-153-02, 0264-211-08, -  
24 09, & 0264-212-08) located on the east side of Linden Avenue approximately 850 feet south of  
25 Renaissance Parkway into twelve (12) residential condominium lots and eight (8) lettered lots for  
26 private streets, common open space/amenities, and water quality management, in accordance with the  
27 application on file with the Planning Division, subject to the following conditions:  
28

- 1 1. TTM No. 20737 is approved allowing the subdivision of approximately 35.19 acres of  
2 land (Portions of APN's: 0264-153-02, 0264-211-08, -09, & 0264-212-08) located on the  
3 east side of Linden Avenue approximately 850 feet south of Renaissance Parkway into  
4 twelve (12) residential condominium lots and eight (8) lettered lots for private streets,  
5 common open space/amenities, and water quality management, as shown on the tentative  
6 tract map attached as "Exhibit A", and as approved by the Planning Commission.
- 7 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal  
8 working hours to assure compliance with these conditions and other codes.
- 9 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
10 and/or any of its officials, officers, employees, agents, departments, agencies, and  
11 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
12 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
13 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
14 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
15 and other such procedures), (collectively "Actions"), brought against the City, and/or  
16 any of its officials, officers, employees, agents, departments, agencies, and  
17 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
18 annul, the any action of, or any permit or approval issued by, the City and/or any of its  
19 officials, officers, employees, agents, departments, agencies, and instrumentalities  
20 thereof (including actions approved by the voters of the City), for or concerning the  
21 Project (collectively, the "Entitlements"), whether such Actions are brought under the  
22 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
23 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
24 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,  
25 or any decision of a court of competent jurisdiction. This condition to indemnify,  
26 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,  
27 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees  
28 and other costs, liabilities and expenses incurred in connection with such proceeding  
whether incurred by applicant, Property owner, or the City and/or other parties  
initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the  
"Damages"). Notwithstanding anything to the contrary contained herein, the Applicant  
shall not be liable to the City Parties under this indemnity to the extent the Damages  
incurred by any of the City Parties in such Action(s) are a result of the City Parties'  
fraud, intentional misconduct or gross negligence in connection with issuing the  
Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,  
and hold the City harmless as stated herein within five (5) days of approval of TTM  
No. 20737.
4. In accordance with the provisions of Government Code Section 66020(d)(1), the  
imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
subject to protest by the applicant at the time of approval or conditional approval of the  
Project or within 90 days after the date of the imposition of the fees, dedications,  
reservations, or exactions imposed on the Project.

- 1 5. The applicant shall complete and abide by all mitigation measures contained within the  
2 Mitigation Monitoring and Reporting Program associated with Environmental  
3 Assessment Review No. 2025-0001 prior to issuance of any Certificate of Occupancy.
- 4 6. The applicant shall secure the services of a tribal cultural monitor to be present during all  
5 ground disturbance activities associated with the construction of this project. The tribal  
6 cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh  
7 Nation, and documentation of coordination between the applicant and the Gabrieleño  
8 Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning  
9 Division prior to the issuance of a grading permit.
- 10 7. The applicant shall annex the Site into a Community Facilities District (CFD) to offset  
11 operational costs to the City's General Fund associated with Precise Plan of Design No.  
12 2024-0024, prior to the issuance of any building permits. The applicant shall provide an  
13 initial \$10,000 deposit to cover the costs associated with processing the annexation of the  
14 project into the CFD. The applicant shall also be responsible for any costs associated with  
15 the annexation of the project into the CFD that go beyond the initial \$10,000 deposit.
- 16 8. The Covenants, Conditions and Restrictions (CC&R's) for a Home Owners Association  
17 (H.O.A.) shall be reviewed and approved by the City Attorney prior to recordation of the  
18 Final Map.
- 19 9. The applicant shall pay all applicable development impact fees in accordance with the  
20 current City of Rialto fee ordinance, including any Transportation and Traffic Fair Share  
21 Contribution fees, prior to the issuance of any building permit related to the Project.
- 22 10. All conditions of approval for TTM No. 20737 shall be completed to the satisfaction of  
23 the City Engineer prior to the issuance of a Certificate of Occupancy.
- 24 11. All improvements within the public right-of-way require a City of Rialto Encroachment  
25 Permit.
- 26 12. A City of Rialto Off-site Construction Permit is required for any improvements within the  
27 public right-of-way. In an effort to expedite and facilitate improvements in the public  
28 right-of-way, the applicant is responsible for submitting a multi-phase master plan traffic  
control plan which includes all phases of construction in the public right-of-way i.e. sewer,  
water, overhead, underground, etc. prior to the issuance of Off-Site Construction  
Permit/Encroachment Permit. Note, in an effort to simplify the permitting process, a  
single master Off-Site Construction Permit shall replace individual Encroachment Permits  
to be pulled by the applicant's contractor.
13. At the discretion of the City Engineer, the applicant shall apply for annexation of the  
underlying property into City of Rialto Landscape and Lighting Maintenance District No.  
2 ("LLMD 2") or enter into a landscape maintenance agreement to be recorded on the  
property. An application fee of \$5,000 shall be paid at the time of application. Annexation

1 into LLMD 2 is a condition of acceptance of any new median, parkway, and/or easement  
2 landscaping, or any new public street lighting improvements, to be maintained by the City  
3 of Rialto.

- 4 14. The applicant shall submit off-site landscaping and irrigation system improvement plans  
5 for review and approval at the time of first (1<sup>st</sup>) public improvement plan submittal to the  
6 Public Works Department. The parkway irrigation system shall be separately metered  
7 from the on-site private irrigation to be maintained for a period of one (1) year and  
8 annexed into a Special District. The off-site landscape and irrigation plans must show  
9 separate electrical and water meters to be annexed into the Landscape and Lighting  
10 Maintenance District No. 2 via a City Council Public Hearing. The landscape and  
11 irrigation plans shall be approved concurrently with the street improvement plans,  
12 including the median portion, prior to issuance of a building permit. The landscaping  
13 architect must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635  
14 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical  
15 and water irrigation meter pedestals must not be designed to be installed at or near street  
16 intersections or within a raised median to avoid burdensome traffic control set-up during  
17 ongoing maintenance.
- 18 15. If the property is accepted into the LLMD, the applicant shall guarantee all new parkway  
19 and median landscaping irrigation for a period of one (1) year from the date of the City  
20 Engineer acceptance. Any landscaping that fails during the one-year landscape  
21 maintenance period shall be replaced with similar plant material to the satisfaction of the  
22 City Engineer, and shall be subject to a subsequent one year landscape maintenance  
23 period. The applicant must contact the City of Rialto Landscape Contract Specialist at  
24 (909) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing  
25 maintenance.
- 26 16. The applicant shall install City Engineer approved deep root barriers, in accordance with  
27 the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten  
28 (10) feet of the public sidewalk and/or curb.
17. All new street lights shall be installed on an independently metered, City-owned  
underground electrical system. The developer shall be responsible for applying with  
Southern California Edison ("SCE") for all appropriate service points and electrical  
meters. New meter pedestals shall be installed, and electrical service paid by the  
developer, until such time as the underlying property is annexed into LLMD 2.
18. The applicant shall submit street improvement plans by a registered California civil  
engineer to the Engineering Department for review. The plans shall be approved by the  
City Engineer prior to the approval of Tract Map No. 20737.
19. The applicant shall submit street light improvement plans by a registered California civil  
engineer to the Engineering Department for review. The plans shall be approved by the  
City Engineer prior to the approval of Tract Map No. 20737.

- 1 20. The applicant shall submit sewer improvement plans by a registered California civil  
2 engineer to the Engineering Department for review. The plans shall be approved by the  
3 City Engineer prior to the approval of Tract Map No. 20737.
- 4 21. The applicant shall submit traffic and signage improvement plans by a registered  
5 California civil engineer to the Engineering Department for review. The plans shall be  
6 approved by the City Engineer prior to the approval of Tract Map No. 20737.
- 7 22. The applicant shall submit copies of approved water improvement plans prepared by a  
8 registered California civil engineer to the Engineering Department for record purposes.  
9 The plans shall be approved by Rialto Water Services, the City's water purveyor, prior to  
10 the approval of Tract Map No. 20737.
- 11 23. The applicant shall submit a Precise Grading/Paving Plan prepared by a California  
12 registered civil engineer to the Engineering Department for review and approval. The  
13 Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No.  
14 20737 and prior to the issuance of any building permit.
- 15 24. The applicant shall submit a Geotechnical/Soils Report, prepared by a California  
16 registered Geotechnical Engineer, for and incorporated as an integral part of the grading  
17 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be  
18 submitted to the Engineering Department with the first submittal of the Precise Grading  
19 Plan.
- 20 25. The applicant shall provide pad elevation certifications for all building pads in  
21 conformance with the approved Precise Grading Plan, to the Engineering Division prior  
22 to construction of any building foundation.
- 23 26. The public and street improvements outlined in these conditions of approval are intended  
24 to convey to the developer an accurate scope of required improvements, however, the City  
25 Engineer reserves the right to require reasonable additional improvements as may be  
26 determined in the course of the review and approval of street improvement plans required  
27 by these conditions.
- 28 27. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The  
final lift of asphalt concrete pavement shall be postponed until such time that on-site  
construction activities are complete. Unless the City Engineer provide prior authorization,  
paving of streets in one lift prior to completion of on-site construction is not allowed. If  
City Engineer authorized, completion of asphalt concrete paving for streets prior to  
completion of on-site construction activities, requires additional paving requirements  
prior to acceptance of the street improvements, including, but not limited to: removal and  
replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.
- 28 28. The applicant shall repair all street cuts for utilities in accordance with City Standard SC-  
231 within 72 hours of completion of the utility work; and any interim trench repairs shall  
consist of compacted backfill to the bottom of the pavement structural section followed

1 by placement of standard base course material in accordance with the Standard  
2 Specifications for Public Work Construction (“Greenbook”). The base course material  
3 shall be placed the full height of the structural section to be flush with the existing  
4 pavement surface and provide a smooth pavement surface until permanent cap paving  
5 occurs using an acceptable surface course material.

6 29. In accordance with City Ordinance No. 1589, adopted to preserve newly paved streets,  
7 any and all street and/or trench cuts in newly paved streets will be subject to moratorium  
8 street repair standards as reference in Section 11.04.145 of the Rialto Municipal Code.

9 30. The applicant shall backfill and/or repair any and all utility trenches or other excavations  
10 within existing asphalt concrete pavement of off-site streets resulting from the proposed  
11 development, in accordance with City of Rialto Standard Drawings. The applicant shall  
12 be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete  
13 pavement of off-site streets including pavement repairs in addition to pavement repairs  
14 made by utility companies for utilities installed for the benefit of the proposed  
15 development (i.e. West Valley Water District, Southern California Edison, Southern  
16 California Gas Company, Spectrum, Verizon, etc.). Multiple excavations, trenches, and  
17 other street cuts within existing asphalt concrete pavement of off-site streets resulting from  
18 the proposed development may require complete grinding and asphalt concrete overlay of  
19 the affected off-site streets, at the discretion of the City Engineer. The pavement condition  
20 of the existing off-site streets shall be returned to a condition equal to or better than what  
21 existed prior to construction of the proposed development.

22 31. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic  
23 control devices, signing, striping, and streetlights, associated with the proposed  
24 development prior to the issuance of a Certificate of Occupancy.

25 32. The applicant shall reconstruct any broken, chipped, or unsatisfactory sidewalks or curbs  
26 along the entire project frontage, in accordance with the General Plan and the City of  
27 Rialto Standard Drawings, as required by the City Engineer, prior to the issuance of a  
28 Certificate of Occupancy.

33. The applicant shall provide construction signage, lighting and barricading during all  
phases of construction as required by City Standards or as directed by the City Engineer.  
As a minimum, all construction signing, lighting and barricading shall be in accordance  
with Part 6 “Temporary Traffic Control” of the 2014 California Manual on Uniform  
Traffic Control Devices, or subsequent editions in force at the time of construction.

34. Upon approval of any improvement plan by the City Engineer, the applicant shall provide  
the improvement plan to the City in digital format, consisting of a DWG (AutoCAD  
drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)  
formats. Variation of the type and format of the digital data to be submitted to the City  
may be authorized, upon prior approval by the City Engineer.

- 1 35. The applicant shall dedicate additional right-of-way along the entire frontage of Linden  
2 Avenue, as necessary, to provide the ultimate half-width of 40 feet, as required by the City  
3 Engineer.
- 4 36. The applicant shall dedicate a 19-foot-wide landscape easement along the entire project  
5 frontage of Linden Avenue, in accordance with the Renaissance Specific Plan, and as  
6 required by the City Engineer.
- 7 37. At the discretion of the City Engineer, the applicant shall construct a 6-foot-wide sidewalk  
8 located 8 feet behind the edge of curb along the entire project frontage of Ayala Drive, in  
9 accordance with City of Rialto Standard Drawings, and as required by the City Engineer.
- 10 38. The applicant shall construct a 6-foot-wide meandering sidewalk within the parkway  
11 along the entire project frontage of Linden Avenue, in accordance with City of Rialto  
12 Standard Drawings, and as required by the City Engineer.
- 13 39. The applicant shall dedicate additional right-of-way as may be required to provide  
14 property line corner cutbacks at the northeast and southeast corners of the intersection of  
15 Linden Avenue and the driveway connected directly to Linden Avenue, in accordance  
16 with City Standard SC-235, as required by the City Engineer.
- 17 40. The applicant shall construct one (1) new thirty-six (36) foot wide commercial driveway  
18 approach on Linden Avenue, in accordance with approved tentative tract map and City of  
19 Rialto Standard Drawings, or as otherwise approved by the City Engineer. Nothing shall  
20 be constructed or planted in the corner cut-off area which does exceed or will exceed 30  
21 inches in height in order to maintain an appropriate corner sight distance, as required by  
22 the City Engineer.
- 23 41. The applicant shall construct a curb ramp meeting current California State Accessibility  
24 standards at both the northeast and southeast corners of the intersection of Linden Avenue  
25 and the driveway connected directly to Linden Avenue, in accordance with the City of  
26 Rialto Standard Drawings. The developer shall ensure that an appropriate path of travel,  
27 meeting ADA guidelines, is provided across the easterly driveway, and shall adjust the  
28 location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval  
of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be  
provided on-site to construct a path of travel meeting ADA guidelines.
42. The minimum pavement section for all on-site pavements shall be two (2) inches asphalt  
concrete pavement over four (4) inches crushed aggregate base with a minimum subgrade  
of twenty-four (24) inches at 95% relative compaction, or equal. If an alternative  
pavement section is proposed,, the proposed pavement section shall be designed by a  
California registered Geotechnical Engineer using "R" values from the project site and  
submitted to the City Engineer for approval.
43. The applicant shall connect the project to the City of Rialto sewer system and apply for a  
sewer connection account with Rialto Water Services.

- 1 44. Domestic water service to the underlying property is provided by Rialto Water Services.  
2 The applicant shall be responsible for coordinating with Rialto Water Services and  
3 complying with all requirements for establishing domestic water service to the property.
- 4 45. The applicant shall install a new domestic water line lateral connection to the main water  
5 line within Renaissance Parkway, pursuant to the Rialto Water Services requirements. A  
6 water line plan shall be approved by Rialto Water Services prior to approval of Tract Map  
7 No. 20623.
- 8 46. The applicant shall provide certification from Rialto Water Services that demonstrates  
9 that all water and/or wastewater service accounts for the project are documented, prior to  
10 the issuance of a Certificate of Occupancy or final inspection approval from the Public  
11 Works Engineering Division.
- 12 47. The development of the site is subject to the requirements of the National Pollution  
13 Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa  
14 Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to  
15 the NPDES Permit, the applicant shall ensure development of the site incorporates post-  
16 construction Best Management Practices (“BMPs”) in accordance with the Model Water  
17 Quality Management Plan (“WQMP”) approved for use for the Santa Ana River  
18 Watershed. The applicant is advised that applicable Site Design BMPs will be required to  
19 be incorporated into the final site design, pursuant to a site specific WQMP submitted to  
20 the City Engineer for review and approval.
- 21 48. The applicant shall submit a separate Water Quality Management Plan for each parcel  
22 from TTM No. 20448 identifying site-specific Best Management Practices (“BMPs”) in  
23 accordance with the Model Water Quality Management Plan (“WQMP”) approved for  
24 use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to  
25 the City Engineer for review and approval with the Grading Plan. A WQMP Maintenance  
26 Agreement shall be required, obligating the property owner(s) to appropriate operation  
27 and maintenance obligations of on-site BMPs constructed pursuant to the approved  
28 WQMP. The WQMP and Maintenance Agreement shall be approved prior to the issuance  
of any building permit and shall be recorded at the San Bernardino County Recorder’s  
Office prior to the issuance of a Certificate of Occupancy.
49. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General  
Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified  
September 2, 2009) is required via the California Regional Water Quality Control Board  
online SMARTS system. A copy of the executed letter issuing a Waste Discharge  
Identification (WDID) number shall be provided to the City Engineer prior to issuance of  
a grading or building permit. The applicant’s contractor shall prepare and maintain a  
Storm Water Pollution Prevention Plan (“SWPPP”) as required by the General  
Construction Permit. All appropriate measures to prevent erosion and water pollution  
during construction shall be implemented as required by the SWPPP.

- 1 50. All stormwater runoff passing through the site shall be accepted and conveyed across the  
2 property in a manner acceptable to the City Engineer. For all stormwater runoff falling  
3 on the site, on-site retention or other facilities approved by the City Engineer shall be  
4 required to contain the increased stormwater runoff generated by the development of the  
5 property. Provide a hydrology study to determine the volume of increased stormwater  
6 runoff due to development of the site, and to determine required stormwater runoff  
7 mitigation measures for the proposed development. Final retention basin sizing and other  
8 stormwater runoff mitigation measures shall be determined upon review and approval of  
9 the hydrology study by the City Engineer and may require redesign or changes to site  
10 configuration or layout consistent with the findings of the final hydrology study. The  
11 volume of increased stormwater runoff to retain on-site shall be determined by comparing  
12 the existing “pre-developed” condition and proposed “developed” condition, using the  
13 100-year frequency storm.
- 14 51. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the  
15 adjacent public streets. Provisions for the interception of nuisance water from entering  
16 adjacent public streets from the project site shall be provided through the use of a minor  
17 storm drain system that collects and conveys nuisance water to landscape or parkway  
18 areas, and in only a stormwater runoff condition, pass runoff directly to the streets through  
19 parkway or under sidewalk drains. All on-site and off-site designs must comply with  
20 NPDES stormwater regulations.
- 21 52. The applicant shall provide dirt grade certification to the Engineering Department prior to  
22 the placement of aggregate base. Additionally, the applicant shall provide rock grade  
23 certification to the Engineering Department prior to the placement of asphalt concrete.
- 24 53. The applicant shall provide rough grade certification, engineered-fill certification, and  
25 compaction report for all building pads in conformance with the approved Precise Grading  
26 Plan to the Engineering Division, prior to issuance of a building permit.
- 27 54. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant  
28 shall demonstrate that all structural BMP’s have been constructed and installed in  
conformance with approved plans and specifications, and as identified in the approved  
WQMP.
55. Any utility trenches or other excavations within existing asphalt concrete pavement of off-  
site streets required by the proposed development shall be backfilled and repaired in  
accordance with City of Rialto Standard Drawings. The Applicant shall be responsible  
for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
off-site streets as required by and at the discretion of the City Engineer, including  
additional pavement repairs to pavement repairs made by utility companies for utilities  
installed for the benefit of the proposed development (i.e. Rialto Water Services, Southern  
California Edison, Southern California Gas Company, Time Warner, Verizon, etc.).  
Multiple excavations, trenches, and other street cuts within existing asphalt concrete  
pavement of off-site streets required by the proposed development may require complete  
grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of

1 the City Engineer. The pavement condition of the existing off-site streets shall be returned  
2 to a condition equal to or better than existed prior to construction of the proposed  
development.

3 56. The applicant shall adhere to the City Council approved franchise agreements and disposal  
4 requirements during all construction activities, in accordance with Section 8.08 (Refuse  
Collection of the City of Rialto Municipal Code).

5 57. Prior to commencing with any grading, the applicant shall implement the required erosion  
6 and dust control measures shall be in place. In addition, the following shall be included if  
7 not already identified:

- 8 a. 6 foot high tan colored perimeter screened fencing
- 9 b. Contractor information signage including contact information along the street  
frontages of Ayala Drive, Scholl Way, and Linden Avenue.
- 10 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,  
11 IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)  
12 XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-  
CUT-SMOG/1-800-228-7664"

13 58. The applicant shall remove any graffiti within 24 hours, before, during, and post  
14 construction.

15 59. The original improvement plans prepared for the proposed development and approved by  
16 the City Engineer (if required) shall be documented with record drawing "as-built"  
17 information and returned to the Engineering Division prior to issuance of a final certificate  
of occupancy. Any modifications or changes to approved improvement plans shall be  
submitted to the City Engineer for approval prior to construction.

18 60. The applicant shall submit a final tract map (Tract Map No. 20737), prepared by a  
19 California registered Land Surveyor or qualified Civil Engineer, to the Engineering  
Department for review and approval. A Title Report prepared for subdivision guarantee  
20 for the subject property, the traverse closures for the existing parcel and all lots created  
21 therefrom, and copies of record documents shall be submitted with Tract Map No. 20737  
22 to the Engineering Department as part of the review of the Map. Tract Map No. 20737  
shall be approved by the City Council prior to issuance of any building permits.

23 61. In accordance with Government Code 66462, all required public improvements shall be  
24 completed prior to the approval of a final map (Tract Map No. 20737). Alternatively, the  
25 applicant may enter into a Subdivision Improvement Agreement to secure the cost of all  
26 required public improvements at the time of requesting the City Engineer's approval of  
27 Tract Map No. 20737. If a Subdivision Improvement Agreement is requested by the  
28 applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision  
Improvement Agreement. The applicant will be required to secure the Subdivision  
Improvement Agreement pursuant to Government Code 66499 in amounts determined by  
the City Engineer.

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62. The applicant shall comply with all other applicable State and local ordinances.

63. The applicant shall comply with all conditions of approval contained in PPD No. 2024-0024 to the extent they are not in conflict with any condition of approval herein.

64. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No. 20737 is granted for a period of twenty-four (24) months from the effective date of this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an extension of time for TTM No. 20737 may be granted by the Planning Commission for a period or periods not to exceed a total of thirty-six (36) months. The period or periods of extension shall be in addition to the original twenty-four (24) months. An application shall be filed with the Planning Division for each extension together with the required fee prior to the expiration date of TTM No. 20737.

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 6th day of May, 2026.

\_\_\_\_\_  
MICHAEL E. STORY, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2026.

8 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner  
9 \_\_\_\_\_, the foregoing Resolution No. \_\_\_\_ was duly passed and adopted.

10 Vote on the motion:  
11 AYES:  
12 NOES:  
13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
15 Rialto this \_\_\_\_th day of \_\_\_\_, 2026.

19 \_\_\_\_\_  
20 KIMBERLYY DAME, ADMINISTRATIVE ANALYST

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Exhibit A

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