



City of Rialto

California

March 5, 2019

Christopher Development Group, Inc.
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92660

RE: Tentative Tract Map No. 2018-0003 and Environmental Assessment Review No. 2018-0066.

Dear Christopher Development Group, Inc.:

At the Planning Commission meeting on February 27, 2019, the Commission held a public hearing **Tentative Tract Map No. 2018-0003 and Environmental Assessment Review No. 2018-0066** for a request to allow the subdivision of approximately 15.96 gross acres of land located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan into seven residential condominium lots and two common lots to facilitate the development of a residential project consisting of 66 detached single-family dwellings units and 118 attached townhome dwelling units. A Mitigated Negative Declaration is included for consideration in conjunction with the project.

After consideration, the Planning Commission approved **Tentative Tract Map No. 2018-0003 and Environmental Assessment Review No. 2018-0066** subject to the findings and conditions contained in Resolution No. 19-13 and 19-14, copies of which are attached for your reference.

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

Sincerely,

Daniel Casey
Senior Planner

DC/am

Enclosure: Resolution No. 19-13 and 19-14.

1 65962.5(f) (Hazardous Waste and Substances Statement), the City reviewed an Initial Study
2 (Environmental Assessment Review No. 2018-0066) prepared by LSA Associates, Inc. and
3 determined that there is no substantial evidence that the approval of the Project would result in a
4 significant adverse effect on the environment, provided appropriate mitigation measures are
5 imposed on the Project; thus, a Mitigated Negative Declaration was prepared and notice thereof
6 was given in the manner required by law; and

7 WHEREAS, a Notice of Completion for the Mitigated Negative Declaration was
8 distributed to the State Clearinghouse on December 14, 2018 (SCH#: 2018121036); and

9 WHEREAS, a Notice of Intent to adopt the Mitigated Negative Declaration for the Project
10 was published in the San Bernardino Sun newspaper, and mailed to all property owners within 300
11 feet of the Project Site, and a thirty (30) day public comment period was held from December 17,
12 2018 to January 15, 2019; and

13 WHEREAS, one (1) comment letter was received from the South Coast Air Quality
14 Management District (SCAQMD), which was submitted on January 15, 2019; and

15 WHEREAS, the comment letter from SCAQMD noted a discrepancy between the volatile
16 organic compound (VOC) emissions estimate cited in the Initial Study versus VOC emissions
17 estimate cited in the Air Quality and Greenhouse Gas Analysis prepared for the project, and the
18 letter recommended the preparation of a project-specific dispersion model to analyze the estimated
19 localized air emissions potentially created by the project; and

20 WHEREAS, February 14, 2019, the Planning Division, in coordination with LSA
21 Associates, Inc., provided SCAQMD a response letter and revised copies of the Initial Study and
22 the Air Quality and Greenhouse Gas Analysis, and the response letter indicated that the
23 discrepancy regarding the VOC emissions estimate had been corrected, and that a project-specific
24 dispersion model had since been prepared and that it concluded that the project will not exceed
25 any localized significance thresholds; and

26 WHEREAS, the Planning Division did not receive any further comment from SCAQMD
27 upon providing the response letter and the revised copies of the Initial Study and the Air Quality
28 and Greenhouse Gas Analysis; and

1 WHEREAS, the City mailed public hearing notices for the proposed Project to all property
2 owners within 300 feet of the project site, and published the public hearing notice in the San
3 Bernardino Sun newspaper as required by State law; and

4 WHEREAS, on February 27, 2019, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on the Mitigated Negative Declaration
6 and TTM No. 20217, took testimony, at which time it received input from staff, the city attorney,
7 and the Applicant; heard public testimony; discussed the proposed Mitigated Negative Declaration
8 and TTM No. 20217; and closed the public hearing; and

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

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

12 SECTION 1: The Planning Commission hereby finds all of the above recitals to be true
13 and correct.

14 SECTION 2: The Initial Study and Mitigated Negative Declaration (Environmental
15 Assessment Review No. 2018-0066) prepared for the project concluded that even without
16 mitigation, the Project's impacts on aesthetics, agricultural and forestry resources, air quality,
17 cultural resources, greenhouse gas emissions, land use and planning, mineral resources, population
18 and housing, public services, recreation, tribal cultural resources, and utilities and service systems
19 would be less than significant. The Initial Study and Mitigated Negative Declaration (EAR No.
20 2018-0066) also identified that the Site did not have suitable habitat for any threatened or
21 endangered species, and therefore the proposed Project will have no individual or cumulative
22 adverse impacts upon resources, as defined in Section 711. 2 of the State Fish and Game Code.
23 Nevertheless, the Initial Study prepared for the Project includes two (2) mitigation measures
24 requiring pre-construction surveys to ensure that burrowing owls and other nesting birds are not
25 present on the Site, and another mitigation measure requiring the applicant to obtain a Section
26 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife
27 (CDFW), which may require the purchase of off-site mitigation lands, prior to the commencement
28 of construction of the Project. The Initial Study and Mitigated Negative Declaration (EAR No.

1 2018-0066) further concluded that, after incorporation of the recommended mitigation measures,
2 the Project's impacts on biological resources, geology and soils, hazards and hazardous materials,
3 hydrology and water quality, noise, and transportation and traffic, would also be less than
4 significant.

5 SECTION 3: The Planning Commission has independently reviewed and considered the
6 Initial Study proposed Mitigated Negative Declaration, related studies, the public comments upon
7 it, and other evidence and finds that the Mitigated Negative Declaration was prepared in the
8 manner required by law, and there is no substantial evidence supporting a fair argument that the
9 Project would result in a significant adverse effect upon the environment, provided appropriate
10 mitigation measures are imposed.

11 SECTION 4: With the imposition of mitigation measures that address potential impacts
12 upon biological resources and cultural resources in the community and as set forth in the Mitigation
13 Monitoring Program, Exhibit "B" hereto, which is attached hereto and incorporated herein by this
14 reference, the proposed project's potential significant impacts will be reduced below a level of
15 significance.

16 SECTION 5: For the foregoing reasons and based on the information and findings included
17 in the Initial Study and Staff Report, the Planning Commission has determined that the Project, as
18 conditioned and mitigated, will not have a significant adverse impact on the environment and also
19 finds that the preparation of the Mitigated Negative Declaration attached hereto complies with
20 CEQA. Therefore, the Planning Commission hereby adopts and certifies the Mitigated Negative
21 Declaration, which is attached hereto as Exhibit "A" and incorporated herein by this reference,
22 making certain environmental findings to allow the Project, as well as the Mitigation Monitoring
23 and Reporting Program attached as Exhibit "B".

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SECTION 6: 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 27th day of February, 2019.



JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. 19-13 was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 27th day of February, 2019.

8 Upon motion of Planning Commissioner Jerry Gutierrez, second by Commissioner Artist
9 Gilbert the foregoing Resolution No. 19-13 was duly passed and adopted.

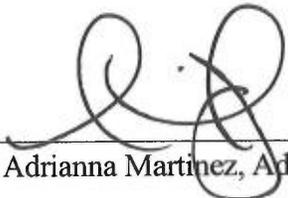
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11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 27th day of February, 2019.

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Adrianna Martinez, Administrative Assistant

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RESOLUTION NO. 19-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 2018-0003 TO ALLOW THE SUBDIVISION OF 15.95 GROSS ACRES OF LAND (APNS: 0128-051-10, -27, & -34) LOCATED ON THE NORTH SIDE OF FOOTHILL BOULEVARD BETWEEN LARCH AVENUE AND SPRUCE AVENUE WITHIN THE RESIDENTIAL-HIGH DENSITY (R-HD) ZONE OF THE FOOTHILL BOULEVARD SPECIFIC PLAN INTO SEVEN (7) RESIDENTIAL CONDOMINIUM LOTS AND TWO (2) COMMON LOTS.

WHEREAS, the applicant, Christopher Development Group, Inc., proposes to subdivide 15.95 gross acres of land (APNs: 0128-051-10, -27, & -34) into seven (7) residential condominium lots and two (2) common lots for private streets and amenities (“Project”); and

WHEREAS, the Project location comprises 15.95 gross acres of land (APNs: 0128-051-10, -27, & -34) located on the north side of Foothill Boulevard between Larch Avenue and Spruce Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan (“Site”); and

WHEREAS, the Project within the R-HD zone requires the approval of a tentative tract map, and the applicant has agreed to apply for a Tentative Tract Map No. 2018-0003, also referred to as Tentative Tract Map No. 20217, (“TTM No. 20217”), in accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.); and

WHEREAS, in conjunction with the Project, the applicant will also develop sixty-six (66) detached single-family dwelling units and one-hundred eighteen (118) attached townhome dwelling units on the seven (7) residential condominium lots of TTM No. 20217 on the Site; and

WHEREAS, on February 27, 2019, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TTM No. 20217, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TTM No. 20217; and closed the public hearing; and

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

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

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to TTM No. 20217, including written staff reports, verbal
7 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
8 Commission hereby determines that TTM No. 20217 satisfies the requirements of Government Code
9 Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to the
10 findings which must be made precedent to granting a tentative map. The findings are as follows:

- 11 1. That the proposed tentative tract map is consistent with the General Plan of the City
12 of Rialto and the Residential-High Density (R-HD) zone of the Foothill Boulevard
13 Specific Plan; and

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

15 The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay and a
16 zoning designation of Residential-High Density (R-HD) within the Foothill Boulevard
17 Specific Plan. This R-HD zone permits the development of single-family dwellings and
18 townhome dwellings by right. The R-HD zone allows a maximum density of 30.0 dwelling
19 units per acre for project sites at least 3.0 acres in size or larger. The Project has a proposed
20 density of 11.8 dwelling units per acre, which is consistent with the R-HD zone. Additionally,
21 the project complies with all of the development standards of the R-HD zone, as detailed in
22 Table 3-2 (Development Standards) of the Foothill Boulevard Specific Plan.

- 23 2. That the design and improvements of the proposed tentative tract map are consistent
24 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the Single-
25 Family Residential (R-1C) zone; and

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

27 The Project will comply with all of the technical standards required by the Subdivision Map
28 Act. Additionally, the Project is consistent with General Plan and the R-HD zone of the
Foothill Boulevard Specific Plan, as all of the development standards for the R-HD zone,
including the density requirement, are satisfied within the Project.

An existing portion of Foothill Boulevard will provide the primary access to the Project. A
new distinctive entryway, featuring a landscaped planter, decorative paving, and signage, will
be located in the middle of the Foothill Boulevard street frontage. An existing portion of

1 Spruce Avenue will provide secondary access to the Project. A new driveway, featuring
2 decorative paving, will be located in the middle of the Spruce Avenue street frontage. The
3 applicant will also construct and connect a new half-width segment of Larch Avenue from an
4 existing terminus at the intersection of Grove Street south to Foothill Boulevard. The
5 applicant will also install two (2) emergency-exit only driveways on the Larch Avenue and
6 Grove Street frontages. Access within the Project will be provided by a new private street
7 system throughout the inside of the project site.

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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, rectangular, expansive in size, and development of the land
14 should be easily accommodated. The applicant will be required to submit a
15 geotechnical/soils report to the Public Works 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 The Site is 15.59 net acres (15.95 gross acres) in size, and the Residential-High Density zoning
20 designation of the Site allows for a maximum density of 30.0 dwelling units per acre. The
21 acreage of the Site is suitable to accommodate the proposed density of 11.8 dwelling units per
22 acre.

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

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

26 According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is not
27 designated as a habitat for any threatened or endangered species. Mitigation measures
28 contained within the Initial Study/Mitigated Negative Declaration prepared for the project will
require the applicant to conduct pre-construction surveys to ensure no presence of nesting
birds or burrowing owls on the Site. However, the Site does contain approximately 0.13 acres
of streambed and associated riparian habit along the west end of the project site, in an area
scheduled to be constructed into an extension of Larch Avenue. Another mitigation measure
within the Initial Study/Mitigated Negative Declaration will require the applicant to obtain a
Section 1602 Streambed Alteration Agreement from the California Department of Fish and
Wildlife (CDFW), which may require the purchase of off-site mitigation lands, prior to the
commencement of construction of the Project. Strict adherence to the mitigation measures
contained within the Initial Study/Mitigated Negative Declaration prepared for the Project
will ensure that the Project will not cause substantial environmental damage or substantially
injure fish, wildlife, or their habitat.

1 6. That the design of the land division is not likely to cause serious public health
2 problems; and

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

4 The project site is bordered by Grove Street to the north, Spruce Avenue to the east, Foothill
5 Boulevard to the south, and a future segment of Larch Avenue to the west. To the north of
6 the project site, both adjacent to and across Grove Street, are several single-family
7 residential neighborhoods zoned Single-Family Residential (R-1B), and to the east, across
8 Spruce Avenue, is another single-family residential neighborhood zoned R-1B and
9 approximately 6.05 acres of vacant land zoned Commercial Pedestrian (C-P) within the
10 Foothill Boulevard Specific Plan. To the south, across Foothill Boulevard, is the Foothill
11 Village commercial center zoned Commercial-Mixed Use (C-MU) within the Foothill
12 Boulevard Specific Plan and approximately 6.60 acres of vacant land zoned Residential-
13 High Density (R-HD) within the Foothill Boulevard Specific Plan. To the west, across
14 Larch Avenue, is a single-family residential neighborhood zoned Single-Family
15 Residential (R-1C) and approximately 6.75 acres of vacant land zoned C-P within the
16 Foothill Boulevard Specific Plan. The proposed residential development pertaining to the
17 land division is consistent with all nearby land uses. Construction impacts will be limited
18 through the strict enforcement of the allowable construction hours listed in Section
19 9.50.070 of the Rialto Municipal Code, as well as enforcement of regular watering of the
20 Site to limit airborne dust and other particulate matter. The Project is not likely to cause
21 any public health problems.

22 7. That the design of the land division or proposed improvements will not conflict with
23 easements, acquired by the public at large, for access through or use of, property
24 within the proposed land division.

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

26 Five (5) easements exist on or in relation to the Site. Four (4) of the easements are for public
27 utilities and the fifth easement is a drainage easement for the benefit of the three (3) parcels
28 that comprise the Site. Three (3) of the public utility easements and the drainage easement
will be vacated as a part of the Project. These four (4) easements were intended to benefit the
subject Site, but are not necessary to facilitate the Project. The remaining public utility
easement is located on the east end of the Site in an area to be dedicated to the public right-
of-way along Spruce Avenue. This public utility easement will remain in place.

29 SECTION 3. Based on the findings and recommended mitigation within the Initial Study,
30 staff determined that the project will not have an adverse impact on the environment, provided that
31 mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The local
32 newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative Declaration for
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1 the project, and the City mailed the notice to all property owners within 300 feet of the project site for
2 a public comment period held from December 17, 2018 to January 15, 2019. The Mitigated Negative
3 Declaration was prepared in accordance with the California Environmental Quality Act (CEQA). The
4 Planning Commission directs the Planning Division to file the necessary documentation with the
5 Clerk of the Board of Supervisors for San Bernardino County.

6 SECTION 4. The Planning Commission hereby approves TTM No. 20217 to allow the
7 subdivision of 15.95 gross acres of land (APNs: 0128-051-10, -27, & -34) located on the north side
8 of Foothill Boulevard between Larch Avenue and Spruce Avenue within the Residential-High
9 Density (R-HD) zone of the Foothill Boulevard Specific Plan into seven (7) residential condominium
10 lots and two (2) common lots, in accordance with the plan and application on file with the Planning
11 Division, subject to the following conditions:

- 12 1. TTM No. 20217 is approved allowing the subdivision of 15.95 gross acres of land (APNs:
13 0128-051-10, -27, & -34) located on the north side of Foothill Boulevard between Larch
14 Avenue and Spruce Avenue into seven (7) residential condominium lots and two (2)
15 common lots, as shown on the tentative map submitted to the Planning Division on August
16 17, 2018, and as approved by the Planning Commission. If the Conditions of Approval
17 specified herein are not satisfied or otherwise completed, the Project shall be subject to
18 revocation.
- 19 2. Prior to the issuance of building or grading permits for the proposed development, a
20 Precise Plan of Design shall be approved by the City's Development Review Committee
21 (DRC).
- 22 3. City inspectors shall have access to the Site to reasonably inspect the Site during normal
23 working hours to assure compliance with these conditions and other codes.
- 24 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
25 officers, or employees from any claims, damages, action, or proceeding against the City
26 or its agents, officers, or employees to attack, set aside, void, or annul any approval of
27 the City, its advisory agencies, appeal boards, or legislative body concerning TTM No.
28 20217. The City will promptly notify the applicant of any such claim, action, or
proceeding against the City, and applicant will cooperate fully in the defense.
5. 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

1 Project or within 90 days after the date of the imposition of the fees, dedications,
2 reservations, or exactions imposed on the Project.

- 3 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's sole cost and
4 expense. The report shall analyze the Project's impact to the City's General Fund. The
5 applicant shall be required to mitigate any negative fiscal impacts identified in the report
6 through the formation of a Community Facilities District, payment of a Municipal
7 Services Fee, or other acceptable mitigation method prior to the issuance of any building
8 permits.
- 9 7. The applicant shall complete and abide by all mitigation measures contained within the
10 Mitigation Monitoring and Reporting Program associated with Environmental
11 Assessment Review No. 2018-0066 prior to issuance of any Certificate of Occupancy.
- 12 8. The applicant shall secure the services of a tribal cultural monitor to be present during all
13 ground disturbance activities associated with the construction of this project. The tribal
14 cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh
15 Nation, and documentation of coordination between the applicant and the Gabrieleño
16 Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning
17 Division prior to the issuance of a grading permit.
- 18 9. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) for a Home
19 Owners Association (H.O.A.) to the Planning Division for review and approval by the
20 City Attorney prior to recordation of the Final Map.
- 21 10. The applicant shall include language within the CC&R's that prohibits property owners
22 and/or residents from converting their garage or using it for any purpose other than the
23 parking of vehicles.
- 24 11. The applicant shall pay all applicable development impact fees in accordance with the
25 current City of Rialto fee ordinance, including any Transportation and Traffic Fair Share
26 Contribution fees, as applicable.
- 27 12. The applicant shall apply for annexation of the underlying property into City of Rialto
28 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of
\$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition
of acceptance of any new median, parkway, and/or easement landscaping, or any new
public street lighting improvements, to be maintained by the City of Rialto.
13. The applicant shall submit off-site landscaping and irrigation system improvement plans
for review and approval at the time of first (1st) public improvement plan submittal to the
Public Works Department. The median and parkway irrigation system shall be separately
metered from the on-site private irrigation to be maintained for a period of one (1) year
and annexed into a Special District. The off-site landscape and irrigation plans must show
separate electrical and water meters to be annexed into the Landscape and Lighting
Maintenance District No. 2 via a City Council Public Hearing. The landscape and

1 irrigation plans shall be approved concurrently with the street improvement plans,
2 including the median portion, prior to issuance of a building permit. The landscaping
3 architect must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635
4 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical
5 and water irrigation meter pedestals must not be designed to be installed at or near street
6 intersections or within a raised median to avoid burdensome traffic control set-up during
7 ongoing maintenance.

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14. The applicant shall guarantee all new median and parkway landscaping irrigation for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 772-2635 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance.
 15. The applicant shall install City Engineer approved deep root barriers, in accordance with the Public Works Landscape and Irrigation Guidelines, for all trees installed within ten (10) feet of the public sidewalk and/or curb.
 16. 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.
 17. The applicant shall submit street improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Tract Map No. 20217.
 18. The applicant shall submit street light improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Tract Map No. 20217.
 19. The applicant shall submit sewer improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Tract Map No. 20217.
 20. The applicant shall submit traffic striping and signage improvement plans prepared by a registered California civil engineer or registered California traffic engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Tract Map No. 20217.
 21. The applicant shall submit traffic signal plans for the intersection of Foothill Boulevard and Larch Avenue to the Public Works Engineering Division for review. The plans shall

1 be prepared by a registered California civil engineer. The plans shall also be approved by
2 the City Engineer prior to the issuance of a Certificate of Occupancy.

3 22. The applicant shall submit copies of approved water improvement plans prepared by a
4 registered California civil engineer to the Public Works Engineering Division for record
5 purposes. The plans shall be approved by the Rialto Water Services, the City's water
6 purveyor, prior to the approval of Tract Map No. 20217.

7 23. The applicant shall submit a Precise Grading/Paving Plan prepared by a California
8 registered civil engineer to the Public Works Engineering Division for review and
9 approval. The Grading Plan shall be approved by the City Engineer prior to approval of
10 Tract Map No. 20217 and prior to the issuance of any building permit.

11 24. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
12 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
13 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
14 submitted to the Public Works Engineering Division with the first submittal of the Precise
15 Grading Plan.

16 25. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The
17 final lift of asphalt concrete pavement shall be postponed until such time that on-site
18 construction activities are complete. Unless the City Engineer provide prior authorization,
19 paving of streets in one lift prior to completion of on-site construction is not allowed. If
20 City Engineer authorized, completion of asphalt concrete paving for streets prior to
21 completion of on-site construction activities, requires additional paving requirements
22 prior to acceptance of the street improvements, including, but not limited to: removal and
23 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.

24 26. The applicant shall repair all street cuts for utilities in accordance with City Standard SC-
25 231 within 72 hours of completion of the utility work; and any interim trench repairs shall
26 consist of compacted backfill to the bottom of the pavement structural section followed
27 by placement of standard base course material in accordance with the Standard
28 Specifications for Public Work Construction ("Greenbook"). The base course material
shall be placed the full height of the structural section to be flush with the existing
pavement surface and provide a smooth pavement surface until permanent cap paving
occurs using an acceptable surface course material.

29 27. The applicant shall backfill and/or repair any and all utility trenches or other excavations
30 within existing asphalt concrete pavement of off-site streets resulting from the proposed
31 development, in accordance with City of Rialto Standard Drawings. The applicant shall
32 be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete
33 pavement of off-site streets including pavement repairs in addition to pavement repairs
34 made by utility companies for utilities installed for the benefit of the proposed
35 development (i.e. Fontana Water Company, Southern California Edison, Southern
36 California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches,
37 and other street cuts within existing asphalt concrete pavement of off-site streets resulting

1 from the proposed development may require complete grinding and asphalt concrete
2 overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement
3 condition of the existing off-site streets shall be returned to a condition equal to or better
4 than what existed prior to construction of the proposed development.

- 5 28. The applicant shall install underground all existing electrical distribution lines of sixteen
6 thousand volts or less and overhead service drop conductors, and all telephone, television
7 cable service, and similar service wires or lines, which are on-site, abutting, and/or
8 transecting the site, in accordance with Chapter 15.32 of the Rialto Municipal Code.
9 Utility undergrounding shall extend to the nearest off-site power pole. Unless City
10 Engineer approved, no new power poles shall be installed. A letter from the owners of
11 the affected utilities shall be submitted to the City Engineer prior to approval of the Precise
12 Grading/Paving Plan, informing the City that they have been notified of the City's utility
13 undergrounding requirement and their intent to commence design of utility
14 undergrounding plans. When available, the utility undergrounding plan shall be submitted
15 to the City Engineer identifying all above ground facilities in the area of the project to be
16 undergrounded.
- 17 29. The applicant shall replace all damaged, destroyed, or modified pavement legends, traffic
18 control devices, signing, striping, and street lights, associated with the proposed
19 development prior to the issuance of a Certificate of Occupancy.
- 20 30. The applicant shall provide construction signage, lighting and barricading during all
21 phases of construction as required by City Standards or as directed by the City Engineer.
22 As a minimum, all construction signing, lighting and barricading shall be in accordance
23 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform
24 Traffic Control Devices, or subsequent editions in force at the time of construction.
- 25 31. Upon approval of any improvement plan by the City Engineer, the applicant shall provide
26 the improvement plan to the City in digital format, consisting of a DWG (AutoCAD
27 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
28 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.
32. The public street improvements outlined in these conditions of approval are intended to
convey to the developer an accurate scope of required improvements, however, the City
Engineer reserves the right to require reasonable additional improvements as may be
determined in the course of the review and approval of street improvement plans required
by these conditions.
33. The applicant shall construct and include in the project design any and all Transportation
Commission recommended improvements.
34. The applicant shall construct Foothill Boulevard Specific Plan required median along
Foothill Boulevard subject to a payback agreement for costs for the south half or pay in-

1 lieu fees for the design, construction, and inspection of a raised median along Foothill
2 Boulevard.

3 35. The applicant shall pay a fair share fee in the amount of \$55,983.23 for the future
4 construction of the traffic signal at Foothill Boulevard and Larch Avenue and public
5 improvements at Foothill Boulevard and Cedar Avenue. The fair share contribution fees
6 are summarized as follows:

7 a. Intersection: Cedar Avenue & Foothill Boulevard – (7.99% of \$172,506.00 =
8 \$13,783.23)

9 i. Add NBR Lane,

10 ii. Extend existing left-turn lane pockets on all approaches;

11 iii. Retime signal timing splits for each phase while keeping existing cycle
12 length.

13 b. Intersection: Larch Avenue & Foothill Boulevard – (10.55% of \$400,000.00 =
14 \$42,200.00)

15 i. Install traffic signal

16 36. The applicant shall construct 4-inch conduit within the parkway area along the entire
17 project frontage along Foothill Boulevard for future use.

18 37. The applicant shall be responsible for coordinating with Omnitrans regarding the location
19 of existing, proposed, and future bus stops along the property frontage of all public
20 streets. The developer shall design street and sidewalk improvements in accordance with
21 the latest Omnitrans bus stop guidelines and in compliance with current accessibility
22 standards pursuant to the Americans with Disabilities Act (ADA) requirements. The
23 developer shall design all bus stops to accommodate the Omnitrans Premium
24 Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works
25 verification from Omnitrans acknowledging concurrence with the existing, proposed, and
26 future bus stop improvements in conformance with the Premium Shelter design
27 guidelines.

28 38. The applicant shall construct a 16-foot wide raised and landscaped Median Island along
frontage of property in accordance with the City Standards and the Foothill Boulevard
Specific Plan or pay in-lieu fees for the design, construction, and inspection of a raised
median along Foothill Boulevard. The median nose width shall have stamped concrete.
The left turn pockets shall be City Engineer approved and designed in accordance with
Section 405 of the current edition of the Caltrans Highway Design Manual. Left turn
pockets can only be designed as shown on the Foothill Boulevard Specific Plan or as
approved by the Transportation Commission.

39. The applicant shall dedicate additional right-of-way along the entire frontage of Foothill
Boulevard, as necessary, to provide the ultimate half-width of 55 feet, as required by the
City Engineer.

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40. The applicant shall dedicate property line corner cutbacks at the northeast corner of the intersection of Foothill Boulevard and Larch Avenue and at the northwest corner of the intersection of Foothill Boulevard and Spruce Avenue, in accordance with City Standard SC-235, as required by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.
 41. The applicant shall dedicate a 5 foot wide landscape easement along the entire frontage of Foothill Boulevard, in accordance with the Foothill Boulevard Specific Plan and the City of Rialto Standard Drawings.
 42. The applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage of Foothill Boulevard in accordance with City of Rialto Standard Drawings, if determined necessary by the City Engineer. The pavement section shall be determined using a Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.
 43. The applicant shall construct an 8 inch curb and gutter, located at 48 feet north of the centerline along the entire frontage of Foothill Boulevard, in accordance with City of Rialto Standard Drawings.
 44. The applicant shall construct a 7 foot wide Americans with Disabilities Act (ADA) compliant sidewalk adjacent to the edge of the curb along the entire frontage of Foothill Boulevard, in accordance with the Foothill Boulevard Specific Plan and the City of Rialto Standard Drawings.
 45. The applicant shall construct the proposed driveway approach to be connected to Foothill Boulevard in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of "X" is 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.
 46. The applicant shall construct curb ramps meeting current California State Accessibility standards along both sides of the driveway approach connected to Foothill Boulevard. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.

- 1 47. The applicant shall construct a curb ramps meeting current California State Accessibility
2 standards at the northeast corner of the intersection of Foothill Boulevard and Larch
3 Avenue and at the northwest corner of the intersection of Foothill Boulevard and Spruce
4 Avenue, in accordance with the City of Rialto Standard Drawings.
- 5 48. The applicant shall construct a new underground electrical system for public street
6 lighting improvements along the project frontage of Foothill Boulevard, as determined
7 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
8 shall be installed in accordance with City of Rialto Standard Drawings.
- 9 49. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire
10 frontage of Foothill Boulevard, as required by the City Engineer.
- 11 50. The applicant shall design and submit a plan to address existing drainage in the public
12 right-of-way along the entire frontage of Foothill Boulevard.
- 13 51. The applicant shall install pavement tapers along westbound Foothill Boulevard as
14 Foothill Boulevard narrows/transitions from three (3) lanes to two (2) lanes beyond the
15 site's boundary limits. The pavement tapers shall be identified on the Traffic Striping and
16 Signage Plan.
- 17 52. The applicant shall dedicate additional right-of-way along the entire frontage of Larch
18 Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the City
19 Engineer.
- 20 53. The applicant shall dedicate property line corner cutbacks at the northeast corner of the
21 intersection of Foothill Boulevard and Larch Avenue and at the southeast corner of the
22 intersection of Grove Street and Larch Avenue, in accordance with City Standard SC-235,
23 as required by the City Engineer. Nothing shall be constructed or planted in the corner
24 cut-off area which does or will exceed 30 inches in height required to maintain an
25 appropriate corner sight distance.
- 26 54. The applicant shall remove any existing pavement and construct new pavement with a
27 minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed
28 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
equal, along the entire half-width street frontage of Larch Avenue in accordance with City
of Rialto Standard Drawings. The pavement section shall be determined using a Traffic
Index ("TI") of 10. A California registered Geotechnical Engineer shall design the
pavement section using "R" values from the project site and submitted to the City
Engineer for approval. Alternatively, depending on the existing street condition and as
approved by the City Engineer, a street overlay, slurry seal, or other repair can be
performed to preserve existing pavement improvements.
55. The applicant shall, at a minimum, construct a half-width street plus 6-feet to provide for
two-way traffic. If sufficient right-of-way is secured or exists on the west side of Larch
Avenue, construct a half-width street plus 10-feet to provide for two-way traffic.

1 Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt
2 concrete pavement shall be postponed until such time that on-site construction activities
3 are complete. Unless the City Engineer provide prior authorization, paving of streets in
4 one lift prior to completion of on-site construction is not allowed. If City Engineer
5 authorized, completion of asphalt concrete paving for streets prior to completion of on-
6 site construction activities, requires additional paving requirements prior to acceptance of
7 the street improvements, including, but not limited to: removal and replacement of
8 damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.

9 56. The applicant shall construct an 8 inch curb and gutter, located at 20 feet east of the
10 centerline, along the entire frontage of Larch Avenue, in accordance with City of Rialto
11 Standard Drawings.

12 57. The applicant shall construct a 6 foot wide Americans with Disabilities Act (ADA)
13 compliant sidewalk adjacent to the edge of the curb along the entire frontage of Larch
14 Avenue, in accordance with City of Rialto Standard Drawings.

15 58. The applicant shall construct the proposed driveway approach to be connected to Larch
16 Avenue in accordance with City of Rialto Standard Drawings. The driveway approach
17 shall be constructed so the top of "X" is 5 feet from the property line. Nothing shall be
18 constructed or planted in the corner cut-off area which does or will exceed 30 inches in
19 height required to maintain an appropriate corner sight distance.

20 59. The applicant shall construct curb ramps meeting current California State Accessibility
21 standards along both sides of the driveway approach connected to Larch Avenue. The
22 applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is
23 provided across the driveway, and shall adjust the location of the access ramps, if
24 necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If
25 necessary, additional pedestrian and sidewalk easements shall be provided on-site to
26 construct a path of travel meeting ADA guidelines.

27 60. The applicant shall construct a curb ramps meeting current California State Accessibility
28 standards at the northeast corner of the intersection of Foothill Boulevard and Larch
Avenue and at the southeast corner of the intersection of Grove Street and Larch Avenue,
in accordance with the City of Rialto Standard Drawings.

61. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire
frontage of Larch Avenue, as required by the City Engineer.

62. The applicant shall construct a new underground electrical system for public street
lighting improvements along the project frontage of Larch Avenue, as determined
necessary by the City Engineer. New marbelite street light poles with LED light fixtures
shall be installed in accordance with City of Rialto Standard Drawings. The applicant
shall also provide 2-inch conduit and pull boxes to west side of Larch Avenue for
continuation of street light system along the west side.

- 1 63. The applicant shall design and submit a plan to address the existing drainage in the public
2 right-of-way along Larch Avenue.
- 3 64. The applicant shall dedicate additional right-of-way along the entire frontage of Spruce
4 Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the City
5 Engineer.
- 6 65. The applicant shall dedicate property line corner cutbacks at the northwest corner of the
7 intersection of Foothill Boulevard and Spruce Avenue and at the southwest corner of the
8 intersection of Grove Street and Spruce Avenue, in accordance with City Standard SC-
9 235, as required by the City Engineer. Nothing shall be constructed or planted in the
10 corner cut-off area which does or will exceed 30 inches in height required to maintain an
11 appropriate corner sight distance.
- 12 66. The applicant shall remove any existing pavement and construct new pavement with a
13 minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed
14 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
15 equal, along the entire half-width street frontage of Spruce Avenue in accordance with
16 City of Rialto Standard Drawings. The pavement section shall be determined using a
17 Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design
18 the pavement section using "R" values from the project site and submitted to the City
19 Engineer for approval. Alternatively, depending on the existing street condition and as
20 approved by the City Engineer, a street overlay, slurry seal, or other repair can be
21 performed to preserve existing pavement improvements.
- 22 67. The applicant shall construct an 8 inch curb and gutter, located at 20 feet west of the
23 centerline, along the entire frontage of Spruce Avenue, in accordance with City of Rialto
24 Standard Drawings.
- 25 68. The applicant shall construct a 6 foot wide Americans with Disabilities Act (ADA)
26 compliant sidewalk adjacent to the edge of the curb along the entire frontage of Spruce
27 Avenue, in accordance with City of Rialto Standard Drawings.
- 28 69. The applicant shall construct the proposed driveway approach to be connected to Spruce
Avenue in accordance with City of Rialto Standard Drawings. The driveway approach
shall be constructed so the top of "X" is 5 feet from the property line. Nothing shall be
constructed or planted in the corner cut-off area which does or will exceed 30 inches in
height required to maintain an appropriate corner sight distance.
70. The applicant shall construct curb ramps meeting current California State Accessibility
standards along both sides of the driveway approach connected to Spruce Avenue. The
applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is
provided across the driveway, and shall adjust the location of the access ramps, if
necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If
necessary, additional pedestrian and sidewalk easements shall be provided on-site to
construct a path of travel meeting ADA guidelines.

- 1 71. The applicant shall construct a curb ramps meeting current California State Accessibility
2 standards at the northwest corner of the intersection of Foothill Boulevard and Spruce
3 Avenue and at the southwest corner of the intersection of Grove Street and Spruce
4 Avenue, in accordance with the City of Rialto Standard Drawings.
- 5 72. The applicant shall install "No Stopping Anytime" R26A(S)(CA) signage along the entire
6 frontage of Spruce Avenue, as required by the City Engineer.
- 7 73. The applicant shall construct a new underground electrical system for public street
8 lighting improvements along the project frontage of Spruce Avenue, as determined
9 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
10 shall be installed in accordance with City of Rialto Standard Drawings. The applicant
11 shall also provide 2-inch conduit and pull boxes to the east side of Spruce Avenue for
12 continuation of street light system along the east side.
- 13 74. The applicant shall replace traffic signal detector loops for the intersection of Foothill
14 Boulevard and Spruce Avenue disrupted by the construction of the project.
- 15 75. The applicant shall design and submit a plan to address existing drainage in the public
16 right-of-way along Spruce Avenue.
- 17 76. The applicant shall dedicate additional right-of-way along the entire frontage of Grove
18 Street, as necessary, to provide the ultimate half-width of 30 feet, as required by the City
19 Engineer.
- 20 77. The applicant shall dedicate property line corner cutbacks at the southwest corner of the
21 intersection of Grove Street and Spruce Avenue and at the southeast corner of the
22 intersection of Grove Street and Larch Avenue, in accordance with City Standard SC-235,
23 as required by the City Engineer. Nothing shall be constructed or planted in the corner
24 cut-off area which does or will exceed 30 inches in height required to maintain an
25 appropriate corner sight distance.
- 26 78. The applicant shall remove any existing pavement and construct new pavement with a
27 minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed
28 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
equal, along the entire half-width street frontage of Grove Street in accordance with City
of Rialto Standard Drawings. The pavement section shall be determined using a Traffic
Index ("TI") of 10. A California registered Geotechnical Engineer shall design the
pavement section using "R" values from the project site and submitted to the City
Engineer for approval. Alternatively, depending on the existing street condition and as
approved by the City Engineer, a street overlay, slurry seal, or other repair can be
performed to preserve existing pavement improvements.

- 1 79. The applicant shall construct an 8 inch curb and gutter, located at 18 feet south of the
2 centerline, along the entire frontage of Grove Street, in accordance with City of Rialto
3 Standard Drawings.
- 4 80. The applicant shall construct a 6 foot wide Americans with Disabilities Act (ADA)
5 compliant sidewalk adjacent to the edge of the curb along the entire frontage of Grove
6 Street, in accordance with City of Rialto Standard Drawings.
- 7 81. The applicant shall construct the proposed driveway approach to be connected to Grove
8 Street in accordance with City of Rialto Standard Drawings. The driveway approach shall
9 be constructed so the top of "X" is 5 feet from the property line. Nothing shall be
10 constructed or planted in the corner cut-off area which does or will exceed 30 inches in
11 height required to maintain an appropriate corner sight distance.
- 12 82. The applicant shall construct curb ramps meeting current California State Accessibility
13 standards along both sides of the driveway approach connected to Grove Street. The
14 applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is
15 provided across the driveway, and shall adjust the location of the access ramps, if
16 necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If
17 necessary, additional pedestrian and sidewalk easements shall be provided on-site to
18 construct a path of travel meeting ADA guidelines.
- 19 83. The applicant shall construct a curb ramps meeting current California State Accessibility
20 standards at the southwest corner of the intersection of Grove Street and Spruce Avenue
21 and at the southeast corner of the intersection of Grove Street and Larch Avenue, in
22 accordance with the City of Rialto Standard Drawings.
- 23 84. The applicant shall construct a new underground electrical system for public street
24 lighting improvements along the project frontage of Grove Street, as determined
25 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
26 shall be installed in accordance with City of Rialto Standard Drawings.
- 27 85. The applicant shall install a stop signs, stop bars, and "STOP" legends on both sides of
28 Grove Street at the intersection of Larch Avenue, in accordance with City of Rialto
Standard Drawings, and in conformance with the 2014 California Manual on Uniform
Traffic Control Devices, or subsequent editions in force at the time of construction.
86. The development of the site is subject to the requirements of the National Pollution
Discharge Elimination System (NPDES) Permit for the City of Rialto, under the Santa
Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to
the NPDES Permit, the applicant shall ensure development of the site incorporates post-
construction Best Management Practices ("BMPs") in accordance with the Model Water
Quality Management Plan ("WQMP") approved for use for the Santa Ana River
Watershed. The applicant is advised that applicable Site Design BMPs will be required to
be incorporated into the final site design, pursuant to a site specific WQMP submitted to
the City Engineer for review and approval.

- 1 87. The applicant shall install all proposed pavement on-site with a minimum pavement
2 section of 2½ inches asphalt concrete pavement over 4 inches crushed aggregate base with
3 a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative
4 pavement section is proposed, the proposed pavement section shall be a California
5 registered Geotechnical Engineer designed section using "R" values from the project site
6 and submitted to the City Engineer for approval.
- 7 88. The applicant shall connect the project to the City of Rialto sewer system and apply for a
8 sewer connection account with Rialto Water Services.
- 9 89. The applicant shall provide certification from Rialto Water Services that demonstrates
10 that all water and/or wastewater service accounts for the project are documented, prior to
11 the issuance of a Certificate of Occupancy or final inspection approval from the Public
12 Works Engineering Division.
- 13 90. Domestic water service to the underlying property is provided by Rialto Water Services
14 (RWS). The applicant shall be responsible for coordinating with RWS and complying
15 with all requirements for establishing domestic water service to the property. The design
16 must include fire hydrants along Larch Avenue, Grove Avenue, Spruce Avenue, and
17 Foothill Boulevard.
- 18 91. The applicant shall adhere to the City Council approved franchise agreements and disposal
19 requirements during all construction activities, in accordance with Section 8.08 (Refuse
20 Collection of the City of Rialto Municipal Code).
- 21 92. Prior to commencing with any grading, the applicant shall implement the required erosion
22 and dust control measures shall be in place. In addition, the following shall be included if
23 not already identified:
- 24 a. 6 foot high tan colored perimeter screened fencing
 - 25 b. Contractor information signage including contact information along the street
26 frontage of Foothill Boulevard, Spruce Avenue, Larch Avenue, and Grove
27 Avenue.
 - 28 c. Post dust control signage with the following verbiage: "Project Name, WDID No.,
IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX)
XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-
CUT-SMOG/1-800-228-7664"
93. The applicant shall submit a Water Quality Management Plan identifying site specific
Best Management Practices ("BMPs") in accordance with the Model Water Quality
Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The
site specific WQMP shall be submitted to the City Engineer for review and approval with
the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the
property owner(s) to appropriate operation and maintenance obligations of on-site BMPs
constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement

1 shall be approved prior to the issuance of any building permit and shall be recorded at the
2 San Bernardino County Recorder's Office prior to the issuance of a Certificate of
Occupancy.

3 94. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General
4 Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified
5 September 2, 2009) is required via the California Regional Water Quality Control Board
6 online SMARTS system. A copy of the executed letter issuing a Waste Discharge
7 Identification (WDID) number shall be provided to the City Engineer prior to issuance of
8 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

9 95. All stormwater runoff passing through the site shall be accepted and conveyed across the
10 property in a manner acceptable to the City Engineer. For all stormwater runoff falling
11 on the site, on-site retention or other facilities approved by the City Engineer shall be
12 required to contain the increased stormwater runoff generated by the development of the
13 property. Provide a hydrology study to determine the volume of increased stormwater
14 runoff due to development of the site, and to determine required stormwater runoff
15 mitigation measures for the proposed development. Final retention system sizing and
16 other stormwater runoff mitigation measures shall be determined upon review and
17 approval of the hydrology study by the City Engineer and may require redesign or changes
18 to site configuration or layout consistent with the findings of the final hydrology study.
19 The volume of increased stormwater runoff to retain on-site shall be determined by
20 comparing the existing "pre-developed" condition and proposed "developed" condition,
21 using the 100-year frequency storm. All on-site and off-site designs must comply with
22 NPDES stormwater regulations.

23 96. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the
24 adjacent public streets. Provisions for the interception of nuisance water from entering
25 adjacent public streets from the project site shall be provided through the use of a minor
26 storm drain system that collects and conveys nuisance water to landscape or parkway
27 areas, and in only a stormwater runoff condition, pass runoff directly to the streets through
28 parkway or under sidewalk drains. All on-site and off-site designs must comply with
NPDES stormwater regulations.

97. The applicant shall provide pad elevation certifications for all building pads in
conformance with the approved Precise Grading/Paving Plan to the Engineering Division
prior to the construction of any building foundation.

98. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant
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.

1 99. The applicant shall remove any graffiti within 24 hours, before, during, and post
2 construction.

3 100. The applicant shall submit a final tract map (Tract Map No. 20217), prepared by a
4 California registered Land Surveyor or qualified Civil Engineer, to the Public Works
5 Engineering Division for review and approval. A Title Report prepared for subdivision
6 guarantee for the subject property, the traverse closures for the existing parcel and all lots
7 created therefrom, and copies of record documents shall be submitted with Tract Map No.
8 20217 to the Public Works Engineering Division as part of the review of the Map. Tract
9 Map No. 20217 shall be approved by the City Council prior to issuance of any building
10 permits.

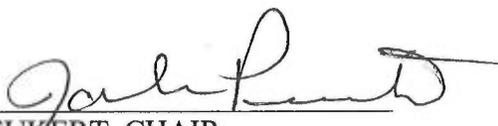
11 101. In accordance with Government Code 66462, all required public improvements shall be
12 completed prior to the approval of a final map (Tract Map No. 20217). Alternatively, the
13 applicant may enter into a Subdivision Improvement Agreement to secure the cost of all
14 required public improvements at the time of requesting the City Engineer's approval of
15 Tract Map No. 20217. If a Subdivision Improvement Agreement is requested by the
16 applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision
17 Improvement Agreement. The applicant will be required to secure the Subdivision
18 Improvement Agreement pursuant to Government Code 66499 in amounts determined by
19 the City Engineer.

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

21 103. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
22 20217 is granted for a period of twenty-four (24) months from the effective date of this
23 resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an extension
24 of time for TTM No. 20217 may be granted by the Planning Commission for a period
25 or periods not to exceed a total of thirty-six (36) months. The period or periods of
26 extension shall be in addition to the original twenty-four (24) months. An application
27 shall be filed with the Planning Division for each extension together with the required
28 fee prior to the expiration date of TTM No. 20217.

SECTION 6. 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 27th day of February, 2019.



JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. 19-14 was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 27th day of February, 2019.

8 Upon motion of Planning Commissioner Jerry Gutierrez, second by Commissioner Artist
9 Gilbert the foregoing Resolution No. 19-14 was duly passed and adopted.

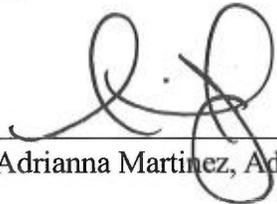
10
11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 27th day of February, 2019.

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20 
Adrianna Martinez, Administrative Assistant

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