



# *City of Rialto*

## *California*

July 27, 2017

Josh Cox  
Hillwood Rialto Company, LLC  
901 Via Piemonte, Suite 175  
Ontario, CA 91764

**RE: Tentative Parcel Map No. 2017-0002 (19815)**

Dear Josh Cox:

At the Planning Commission meeting on July 26, 2017, the Commission held a public hearing for **Tentative Parcel Map No. 2017-0002 (19815)** to allow the consolidation of six (6) parcels into one (1) 49.95 net acre parcel of land to facilitate the development of a 614,848 square foot fulfillment center (building 5) located approximately 0.26 miles south of Renaissance Parkway between Locust Avenue and Linden Avenue (APN 0240-251-04-10,-11 and portions of -09,28,-38) within the business center (B-C) zone of the Renaissance Specific Plan.

The Planning Commission approved **Tentative Parcel Map No. 2017-0002 (19815)**, subject to the findings and conditions contained in Resolution No. 17-25, a copy of which is attached.

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

Sincerely,

Edgar Gonzalez  
Contract Planner

EG/sl

**RESOLUTION NO. 17-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP TO ALLOW THE CONSOLIDATION OF SIX (6) PARCELS INTO ONE (1) 49.95 NET ACRE PARCEL OF LAND TO FACILITATE THE DEVELOPMENT OF A 614,848 SQUARE FOOT FULFILLMENT CENTER (BUILDING 5) LOCATED APPROXIMATELY 0.26 MILES SOUTH OF RENAISSANCE PARKWAY BETWEEN LOCUST AVENUE AND LINDEN AVENUE (APN 0240-251-04,-10,-11, AND PORTIONS OF -09,-28,-38) WITHIN THE BUSINESS CENTER (B-C) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Rialto Building 5, LLC, proposes to consolidate six parcels of vacant land (APN: 0240-251-04,-10,-11, and portions of -09,-28,-38) into one 49.95 net acre parcel ("Project") located approximately 0.26 miles south of Renaissance Parkway between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan ("Site"); and

WHEREAS, the Project will result in the creation of one (1) 49.95 net acre parcel to facilitate the development of a 614,848 square foot fulfillment center (Building 5), which approved through PPD No. 2503 and 2503R on January 18, 2017 and May 31, 2017; and

WHEREAS, the Project within the Business Center (B-C) zone requires the approval of a tentative parcel map, and the Applicant has agreed to apply for a ("TPM No. 19815"), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on July 26, 2017, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on Tentative Parcel Map No. 2017-0002 (TPM No. 19815), took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed Tentative Parcel Map No. 2017-0002 (TPM No. 19815); and closed the public hearing; and

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

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

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

3        SECTION 2. Based on substantial evidence presented to the Planning Commission during  
4 the public hearing conducted with regard to TPM No. 19815, including written staff reports, verbal  
5 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning  
6 Commission hereby determines that TPM No. 19815 satisfies the requirements of Government  
7 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to  
8 approving a tentative map. The findings are as follows:

- 9        1. That the proposed Tentative Parcel Map is consistent with the General Plan of the  
10 City of Rialto and the B-C (Business Center) zone; and

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

12        The Site has a General Plan designation of Specific Plan, and a zoning designation of  
13 Business Center (B-C) within the Renaissance Specific Plan. The Project will consolidate  
14 the Site into one (1) 49.95 net acre parcel of land to facilitate the development of a 614,848  
15 square foot fulfillment center (Building 5). Per Section 3 (Development Criteria), Table 3-5  
16 of the Renaissance Specific Plan, the required minimum parcel size within the Business  
Center (B-C) zone is one (1) acre or 43,560 square feet. The proposed parcel greatly  
exceeds the required minimum size.

- 17        2. That the design and improvement of the proposed Tentative Parcel Map is consistent  
18 with the Subdivision Ordinance, the General Plan of the City of Rialto and the  
Business Center (B-C) zone of the Renaissance Specific Plan.

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

20        The Project will comply with all technical standards required by Subdivision Map Act, the  
21 General Plan of the City of Rialto, and the B-C zone of the Renaissance Specific Plan. The  
22 proposed parcel is consistent and meets the minimum lot area, lot width and lot depth as  
required by the Business Center (B-C) zone of the Renaissance Specific Plan.

- 23        3. The site for the proposed use is adequate in size, shape, topography, accessibility  
24 and other physical characteristics to accommodate the proposed use in a manner  
25 compatible with existing land uses; and

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

27        The Site contains 51.55 gross acres, is rectangular in shape, fairly level, and adjacent to  
28 secondary arterial streets (Locust Avenue and Linden Avenue) to the west and east, which

1 will be able to accommodate the proposed use. The site is compatible with the surrounding  
2 uses to the north, west and south, in which they have a zoning designation of Business  
3 Center (B-C) within the Renaissance Specific Plan. The development of the surrounding  
4 sites consist of existing industrial developments and upcoming industrial developments that  
5 will be implemented in the future. The east side of the property is zone Low Density  
6 Residential (LDR) which is currently vacant. The proposed development has been design to  
anticipate the future residential development by accommodating the truck parking on the  
opposite side, adjacent to Locust Avenue and creating an approximately 190-foot landscape  
setback by incorporating a detention basin adjacent to Linden Avenue.

7 4. That the site is physically suitable for the proposed density of development.

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

9  
10 The Project will consolidate the site into one (1) parcel of land to facilitate the development  
11 of a 614,848 square foot fulfillment center (Building 5). The project meets all criterial on  
12 Table 3-5 of Section 3 (Development Standards) of the Renaissance Specific Plan, as the  
development of the project has been approved by the Development Review Committee.  
Therefore, the site is sufficient in size and shape to accommodate the proposed density

13  
14 5. That the design of the land division is not likely to cause substantial environmental  
15 damage or substantially injure fish or wildlife or their habitat.

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

17 The City Council certified a Subsequent Environmental Impact Report (SEIR)  
18 (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on  
19 December 13, 2016, in accordance with the California Environmental Quality Act  
20 (CEQA). The SEIR analyzed the development of the proposed fulfillment center  
21 (Building 5). No further review under CEQA is required for the project. Any additional  
document needed through the Subsequent Environmental Impact Report will be require  
prior to any building issuance.

22 6. That the design of the land division is not likely to cause serious public health  
23 problems.

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

25 The Project is consistent with the General Plan, the Business Center (B-C) zone within  
26 the Renaissance Specific Plan and has been reviewed and approved by the Design  
27 Review Committee (DRC) to ensure that the design of the Project meets the City's  
28 Design Guidelines. The development project is consistent with the surrounding industrial  
developments. The project is not expected to negatively impact any uses since measures,  
such as landscape buffering and the installation of solid screen walls will be

1 implemented. Furthermore, construction impacts will be limited through the strict  
2 enforcement of the allowable construction hours listed in Section 9.50.070 of the Rialto  
3 Municipal Code, as well as enforcement of regular watering of the site to limit airborne  
4 dust and other particulate matter. As a result, the Project is not likely to cause any public  
5 health problems.

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

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

10 Seven (7) easements exist on or near the project site. Upon completion of the Final Map  
11 and street dedication. All easements provided will be remain.

12 SECTION 3. TPM No. 19815 is hereby approved to allow the consolidation of six (6)  
13 parcels into one (1) 49.55 net acre parcel (APN 0240-251-04,-10,-11, AND PORTIONS OF -09,-  
14 28,-37,-38) located approximately 0.26 miles south of Renaissance Parkway between Locust  
15 Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific  
16 Plan.

17 SECTION 4. The City Council certified a Subsequent Environmental Impact Report  
18 (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on  
19 December 13, 2016, in accordance with the California Environmental Quality Act (CEQA). The  
20 SEIR analyzed the development of the fulfillment center (Building 5). No further review under  
21 CEQA is required for the project.

22 SECTION 5. TPM No. 19815 is approved, in accordance with the plans and application on  
23 file with the Planning Division, subject to the following conditions:

- 24 1. TPM No. 19815 is approved allowing the consolidation of six (6) parcels into one (1)  
25 49.95 net acre parcel of land to facilitate the development of a 614,848 square foot  
26 fulfillment center (Building 5) located approximately 0.26 miles south of Renaissance  
27 Parkway between Locust Avenue and Linden Avenue within the Business Center (B-C)  
28 zone of the Renaissance Specific Plan (APN: 0240-251-04, -10, -11, and portions of -  
09,-28,-37,-38), as shown on the tentative map submitted to the Planning Division on  
June 21, 2017, and as approved by the Planning Commission, subject to all requirements

1 of the Business Center (B-C) zone of the Renaissance Specific Plan. If the Conditions of  
2 Approval specified herein are not satisfied or otherwise completed, the Project shall be  
3 subject to revocation.

- 4 2. City inspectors shall have access to the Site to reasonably inspect the Site during  
5 normal working hours to assure compliance with these conditions and other codes.
- 6 3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,  
7 officers, or employees from any claims, damages, action, or proceeding against the  
8 City or its agents, officers, or employees to attack, set aside, void, or annul any  
9 approval of the City, its advisory agencies, appeal boards, or legislative body  
10 concerning TPM No. 19815. The City will promptly notify the applicant of any such  
11 claim, action, or proceeding against the City and will cooperate fully in the defense.
- 12 4. In accordance with the provisions of Government Code Section 66020(d)(1), the  
13 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
14 subject to protest by the applicant at the time of approval or conditional approval of  
15 the Project or within 90 days after the date of the imposition of the fees, dedications,  
16 reservations, or exactions imposed on the Project.
- 17 5. All conditions of approval for TPM No. 19815 shall be completed to the satisfaction of  
18 the City Engineer prior to the issuance of a Certificate of Occupancy.
- 19 6. The Applicant shall pay all applicable development impact fees in accordance with the  
20 City of Rialto fee ordinance in effect at the time the fees are due, prior to the issuance of  
21 any building permits related to the Project.
- 22 7. A Precise Grading Plan shall be approved for the project by the City Engineer prior to  
23 the issuance of any building permits.
- 24 8. The Applicant shall submit street improvement plans prepared by a registered California  
25 civil engineer to the Engineering Division for review. The plans shall be approved by  
26 the City Engineer prior to the issuance of any building permits.
- 27 9. The Applicant shall landscape and irrigation system improvement plans for review and  
28 approval by the City Engineer. The median irrigation system shall be separately  
metered from the parkway landscaping to be maintained by the developer, for future use  
by the City upon acceptance of the median landscaping by the City. The plans shall be  
approved concurrently with the street improvement plans for the median and prior to  
issuance of a building permit, unless otherwise allowed by the City Engineer.
10. All median and/or parkway landscaping shall be guaranteed for a period of one year  
from the date of acceptance by the City Engineer. Any landscaping that fails during the  
one year landscape maintenance period shall be replaced with similar plant material to

1 the satisfaction of the City Engineer, and shall be subject to a subsequent one year  
2 landscape maintenance period.

- 3 11. All new street lights shall be installed on an independently metered, City-owned  
4 underground electrical system. The developer shall be responsible for applying with  
5 Southern California Edison ("SCE") for all appropriate service points and electrical  
6 meters. New meter pedestals shall be installed and electrical service paid by the  
7 developer, until such time as the improvements have been accepted and the underlying  
8 property is annexed into LLMD 2.
- 9 12. Any improvements within the public right-of-way require a City of Rialto  
10 Encroachment Permit.
- 11 13. The Applicant shall submit street improvement plans prepared by a registered California  
12 civil engineer to the Engineering Division for review. The plans shall be approved by  
13 the City Engineer prior to the issuance of any building permits.
- 14 14. The development of the Site is subject to the requirements of the National Pollution  
15 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the  
16 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.  
17 Pursuant to the NPDES Permit, the Applicant shall ensure development of the site  
18 incorporates post-construction Best Management Practices ("BMPs") in accordance  
19 with the Model Water Quality Management Plan ("WQMP") approved for use for the  
20 Santa Ana River Watershed. The Applicant is advised that applicable Site Design  
21 BMPs will be required to be incorporated into the final site design, pursuant to a site  
22 specific WQMP submitted to the City Engineer for review and approval.
- 23 15. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt  
24 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
25 24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
26 proposed, the proposed pavement section shall be designed by a California registered  
27 Geotechnical Engineer using "R" values from the project site and submitted to the City  
28 Engineer for approval.
16. An accessible pedestrian path of travel shall be provided throughout the site, as required  
by applicable state and federal laws.
17. The Applicant shall connect the development to the City of Rialto sewer system and  
apply for a sewer connection account with Rialto Water Services.
18. The Applicant shall submit sewer improvement plans prepared by a California registered  
civil engineer to the Engineering Division. The plans shall be approved by the City  
Engineer prior to issuance of any building permits.

19. All sewer mains constructed by the applicant and to become part of the public sewer system shall be pressure tested and digitally video recorded by the City's wastewater system operator (Veolia) prior to acceptance of the sewer system for maintenance by the City. The developer shall be responsible for all costs associated with testing and inspection services. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
20. The Applicant shall provide certification from Rialto Water Services demonstrating that all water and/or wastewater service accounts have been documented, prior to the issuance of a Certificate of Occupancy.
21. The Applicant shall submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of a building permit.
22. 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 Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
23. 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.
24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading Plan.
25. The Applicant shall provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation.



- 1 26. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall  
2 demonstrate that all structural BMP's have been constructed and installed in  
3 conformance with approved plans and specifications, and as identified in the approved  
4 WQMP.
- 5 27. All stormwater runoff passing through the Site shall be accepted and conveyed across  
6 the property in a manner acceptable to the City Engineer. For all stormwater runoff  
7 falling on the site, on-site detention or other facilities approved by the City Engineer  
8 shall be required to contain the increased stormwater runoff generated by the  
9 development of the property. Provide a hydrology study to determine the volume of  
10 increased stormwater runoff due to development of the site, and to determine required  
11 stormwater runoff mitigation measures for the proposed development. Final detention  
12 basin sizing and other stormwater runoff mitigation measures shall be determined upon  
13 review and approval of the hydrology study by the City Engineer and may require  
14 redesign or changes to site configuration or layout consistent with the findings of the  
15 final hydrology study. The volume of increased stormwater runoff to retain on-site shall  
16 be determined by comparing the existing "pre-developed" condition and proposed  
17 "developed" condition, using the 100-year frequency storm.
- 18 28. Direct release of on-site nuisance water or storm-water runoff shall not be permitted to  
19 the adjacent public streets. Provisions for the interception of nuisance water from  
20 entering adjacent public streets from the Project Site shall be provided through the use of  
21 a minor storm drain system that collects and conveys nuisance water to landscape or  
22 parkway areas, and in only a storm-water runoff condition, pass runoff directly to the  
23 streets through parkway or under sidewalk drains.
- 24 29. Any utility trenches or other excavations within existing asphalt concrete pavement of  
25 off-site streets required by the proposed development shall be backfilled and repaired in  
26 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible  
27 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
28 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. Fontana Water Company,  
Southern California Edison, Southern California Gas Company, Time Warner, Verizon,  
etc.). Multiple excavations, trenches, and other street cuts within existing asphalt  
concrete pavement of off-site streets required by the proposed development may require  
complete grinding and asphalt concrete overlay of the affected off-site streets, at the  
discretion of the City Engineer. The pavement condition of the existing off-site streets  
shall be returned to a condition equal to or better than existed prior to construction of the  
proposed development.
30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
electrical distribution lines of sixteen thousand volts or less and overhead service drop  
conductors, and all telephone, television cable service, and similar service wires or lines,  
which are on-site, abutting, and/or transecting, shall be installed underground. Utility

1 undergrounding shall extend to the nearest off-site power pole; no new power poles shall  
2 be installed unless otherwise approved by the City Engineer. A letter from the owners  
3 of the affected utilities shall be submitted to the City Engineer prior to approval of the  
4 Grading Plan, informing the City that they have been notified of the City's utility  
5 undergrounding requirement and their intent to commence design of utility  
6 undergrounding plans. When available, the utility undergrounding plan shall be  
submitted to the City Engineer identifying all above ground facilities in the area of the  
project to be undergrounded.

- 7 31. Upon approval of any improvement plan by the City Engineer, the improvement plan  
8 shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing  
9 file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)  
10 formats. Variation of the type and format of the digital data to be submitted to the City  
11 may be authorized, upon prior approval by the City Engineer.
- 12 32. The original improvement plans prepared for the proposed development and approved  
13 by the City Engineer (if required) shall be documented with record drawing "as-built"  
14 information and returned to the Engineering Division prior to issuance of a final  
15 certificate of occupancy. Any modifications or changes to approved improvement plans  
16 shall be submitted to the City Engineer for approval prior to construction.
- 17 33. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or)  
18 driveway which does or will exceed 30 inches in height required to maintain an  
19 appropriate sight distance, as required by the City Engineer.
- 20 34. All proposed trees within the public right-of-way and within 10 feet of the public  
21 sidewalk and/or curb shall have City approved deep root barriers installed, as required  
22 by the City Engineer.
- 23 35. A Tentative Parcel Map shall be prepared by a California registered Land Surveyor or  
24 qualified Civil Engineer and submitted to the Engineering Division for review and  
25 approval. A Title Report prepared for subdivision guarantee for the subject property, the  
26 traverse closures for the existing parcel and all lots created therefrom, and copies of  
27 record documents shall be submitted with the Parcel Map to the Engineering Division as  
28 part of the review of the Map. The Tentative Parcel Map shall be approved by the City  
Council prior to issuance of any building permits.
36. A minimum of 48 inches of clearance for disabled access shall be provided on all public  
sidewalks.
37. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,  
striping, and street lights, associated with the proposed development shall be replaced as  
required by the City Engineer prior to issuance of a Certificate of Occupancy.

- 1 38. The Applicant shall submit traffic striping and signage plans prepared by a California  
2 registered civil engineer, for review and approval by the City Engineer. All required  
3 traffic striping and signage improvements shall be completed concurrently with required  
4 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a  
5 building permit.  
6  
7 39. Construction signing, lighting and barricading shall be provided during all phases of  
8 construction as required by City Standards or as directed by the City Engineer. As a  
9 minimum, all construction signing, lighting and barricading shall be in accordance with  
10 Part 6 "Temporary Traffic Control" of the 2012 California Manual on Uniform Traffic  
11 Control Devices, or subsequent editions in force at the time of construction.  
12  
13 40. Approval of TPM No. 19815 shall be granted for a period of twenty-four (24) months  
14 from the effective date of this resolution. An extension of time for TPM No. 19815  
15 may be granted by the Planning Commission for a period or periods not to exceed a  
16 total of thirty-six (36) months. An application for extension together with the  
17 required fee shall be filed with the Planning Division prior to the expiration date of  
18 TPM No. 19815.

13 SECTION 6. The Chairman of the Planning Commission shall sign the passage and  
14 adoption of this resolution and thereupon the same shall take effect and be in force.

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16 PASSED, APPROVED AND ADOPTED this 26th day of July, 2017.

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20 JOHN PEUKERT, CHAIR  
21 CITY OF RIALTO PLANNING COMMISSION  
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2 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the  
3 foregoing Resolution No. 17-25 was duly passed and adopted at a regular meeting of the Planning  
4 Commission of the City of Rialto held on the 26th day of July, 2017.

5 Upon motion of Planning Commissioner Dale Estvander, seconded by Planning  
6 Commissioner Artist Gilbert, the foregoing Resolution No. 17-25 was duly passed and adopted.

7 Vote on the motion:

8 AYES: 7

9 NOES: 0

10 ABSENT: 0

11 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
12 Rialto this 27th day of July, 2017.

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SHEREE LEWIS, ADMINISTRATIVE ASSISTANT