



CITY OF RIALTO

PLANNING COMMISSION STAFF REPORT

For Meeting of June 13, 2012

TO:	Honorable Chair and Planning Commissioners
APPROVAL:	 Robb Steel, Assistant to the City Administrator/Director of Development Services
REVIEWED BY:	Gina M. Gibson, Senior Planner
FROM:	Daniel Rosas, Planning Intern 
SUBJECT:	Extension of Time for Tentative Tract Map No. 17708 – a twenty-four (24) lot subdivision located on the west side of Acacia Avenue between James Street and Merrill Avenue in the Planned Residential Development (PRD-D) zone.
DATE:	June 7, 2012

APPLICANT:

Secured Income Group, Inc., 238 W. Main Street, Suite 101, Tustin, CA 92780.

LOCATION:

The site is located on the west side of Acacia Avenue between James Street and Merrill Avenue (Refer to Location Map).

BACKGROUND:

Planning Commission Action

On May 30, 2007 the Planning Commission approved Tentative Tract Map No. 17708 (Resolution No. 07-18) to subdivide a 4.7 acre parcel and create twenty-four (24) lots in the Planned Residential Development (PRD-D) zone. Condition of Approval No. 35 in Resolution 06-14 approving the Tentative Map states:

“Approval of Tentative Tract Map 17708 shall be granted for a period of twenty-four (24) months from the effective date of this resolution. An extension of time for Tentative Tract Map 17708 may be granted by the Planning Commission for a period or periods not to exceed a total of thirty-six (36) months. An application for extension together with the required fee shall be filed with the Planning Division prior to the expiration date of Tentative Tract Map 17708”

Senate Bill 1185 and Assembly Bill 333 modified the California Government Code to extend the maximum life of any active Tentative Map to a total of six (6) years or

seventy-two (72) months. As a result, the expiration date of Tentative Tract Map No. 17708 was extended an additional thirty-six (36) months from May 30, 2009 to May 30, 2012.

Extension of Time Request

On July 13, 2011, Governor Brown signed Assembly Bill 208, granting an additional two-year extension (24 months) to tentative maps. To qualify, the maps must be approved and with an expiration date on or before January 1, 2014. Assembly Bill 208 was an urgency bill and took effect immediately. On May 21, 2012 the applicant filed a request for an extension pursuant to Assembly Bill 208.

If the request to extend the Tentative Map is granted, the expiration date will occur on May 30, 2014. If a Final Map is not filed and approved by that date, the applicant will be required to file a new Tentative Map. The Precise Plan of Design for the project has expired and a new application is required prior to construction.

ENVIRONMENTAL IMPACT:

An Initial Study (Environmental Assessment No. 07-03) was prepared and approved by the Planning Commission for the Tentative Map. The request to extend the expiration date of the Map requires no further environmental review.

STAFF RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt the Resolution granting an Extension of Time for Tentative Tract Map No. 17708 extending the expiration date from May 30, 2012 to May 30, 2014.

Attachments:

1. Resolution of Approval
2. Location Map
3. Tentative Map

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RESOLUTION NO. 07-18

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF RIALTO, CALIFORNIA,
APPROVING TENTATIVE TRACT MAP NO. 17708
AND ADOPTING A NEGATIVE DECLARATION.**

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

SECTION 1. In connection with Tentative Tract Map No. 17708, submitted by Inta Chanthavongsouk, the Planning Commission of the City of Rialto, in accordance with Government Code Sections 66473.5 and 66474 hereby finds and determines as follows:

1. That the proposed Tentative Tract Map is consistent with the General Plan of the City of Rialto and the Single Family Residential (R-1C) zone.
2. That the design and improvement of the proposed Tentative Tract Map is consistent with the Subdivision Ordinance, the General Plan of the City of Rialto and the Single Family Residential (R-1C) zone.
3. That the site is physically suitable for the type of proposed development.
4. That the site is physically suitable for the proposed density of development.
5. That the design of the land division is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat.
6. That the design of the land division is not likely to cause serious public health problems.
7. That the design of the land division or proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed land division.

SECTION 2. That an Initial Study has been prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and it has been determined that the project will not generate any significant impacts and a Negative Declaration has been prepared in accordance with CEQA.

1 SECTION 3. That the Planning Commission of the City of Rialto hereby approves
2 Tentative Tract Map 17708, submitted by Vince Silva 24061 Plaza Luenta, Valencia, CA 91355,
3 subject to the following conditions:

- 4 1. Tentative Tract Map No. 17708 is approved as a 24 lot subdivision, subject to all
5 requirements of the Planned Residential Development Detached (PRD-D) zone and
6 the Medium Density Residential land use designation of the Rialto General Plan.
- 7 2. Prior to recordation of the Final Tract Map, the developer shall annex into the
8 citywide Community Facilities District (CFD) for the purpose of mitigating the
9 negative fiscal impacts of the proposed project to the City's General Fund.
- 10 3. Covenants, Conditions and Restrictions (CC&R's) for the required Home Owners
11 Association (H.O.A.) shall be submitted to the Planning Division for review and
12 approval by the City Attorney prior to recordation of the Final Map.
- 13 4. The developer shall install a maximum six (6) to eight (8) foot decorative block wall
14 (as measured from top of grade from the adjacent property) along the perimeter of
15 the Tract and along all side and rear property lines. The appropriate area between the
16 required block wall and sidewalk adjacent to Acacia Avenue shall be landscaped in a
17 manner as approved by the Public Works Department. Any required landscape
18 easements shall be indicated on the final map. The required landscape area adjacent
19 to Acacia Avenue shall be annexed into Landscape Maintenance District No. 2 prior
20 to the recording of the final map. All costs necessary to accomplish this annexation
21 shall be paid by the subdivider. The developer shall be responsible for all
22 maintenance effort and all costs associated therewith for a period of one (1) year
23 commencing with the acceptance of landscape improvements by the Public Works
24 Department. The developer is responsible for contacting the Public Works
Department when the area is ready for inspection to initiate the one year
maintenance period and for final inspection after the one year maintenance period
commences.
5. The required half-width right-of-way for Acacia Avenue shall be dedicated to the
City of Rialto for public street purposes and other city facilities as required of the
development and as shown on the current City of Rialto Master Plan of Streets and
Highways and the City of Rialto General Plan.. Construction and installation of
paving, curbs, gutters, sidewalks, storm drains, waterlines, sewer facilities,
electroliers (underground wiring), electrical and cable transmission lines and other
public utility facilities shall be installed at the applicant's expense, as required by the
Engineering Division in accordance with City Standards or, alternatively, a bond in
an amount equal to 100% of the City Engineer's costs of the improvements shall be
posted and conditioned for release upon the installation of the improvements within
one (1) year.
6. The necessary right-of-way shall be dedicated for Joyce Avenue, Joyce Avenue,
Orchard Street and Marcella Avenue for private streets and other city facilities as
shown on the current City of Rialto Master Plan of Streets and Highways and the

1 City of Rialto General Plan. Construction and installation of paving, curbs, gutters,
2 sidewalks, storm drains, waterlines, sewer facilities, electrical and cable transmission
3 lines and other public utility facilities shall be installed at the applicant's expense as
4 required by the Engineering Division in accordance with City Standards or
alternatively, a bond in an amount equal to 100% of the City Engineer's costs of the
improvements shall be posted and conditioned for release upon the installation of the
improvements within one (1) year.

- 5 7. The developer shall install improvements on project frontage adjacent to Acacia
6 Avenue (curb, gutter and sidewalk).
- 7 8. The developer shall pave half-width of Acacia Avenue along the project frontage.
- 8 9. The outlet pipe shall be extended to drain into street or connect to existing storm
9 drain.
- 10 10. The proposed detention basin shall be a "Detention Basin" only and fenced to
11 preclude access. Fencing shall be wrought-iron or wrought iron with pilasters.
- 12 11. Street cross sections shall be revised on the Final Map to show a minimum forty two
13 (42) foot right-of-way and shall include a sidewalk.
- 14 12. Drainage acceptance from adjacent property owner required.
- 15 13. Provide a secondary access (gated) on Joyce Avenue north (presently proposed as
16 emergency access only).
- 17 14. Any required landscape easements shall be indicated on the Final Map. The
18 developer shall be responsible for all maintenance effort and all costs associated
19 therewith for a period of one (1) year commencing with the acceptance of landscape
20 improvements by the Engineering Division. The developer is responsible for
21 contacting the Engineering Division when the area is ready for inspection, for the
22 acceptance of one year maintenance and for final inspection after one (1) year.
- 23 15. All existing trees, tree stumps, concrete slabs and structures shall be removed
24 entirely from the site, as required by the Engineering Division. Any existing
irrigation lines and related facilities shall be relocated, if necessary, to the
satisfaction of the City Engineer. If irrigation lines are located in the public right-of-
way, they shall be installed in steel pipe or such other pipe as may be approved by
the City Engineer.
16. The applicant shall install all street name signs, stop signs, and all other
miscellaneous signage as deemed necessary by the City Engineer, whether such
signs are or are not shown on the street improvement plans. All new signs,
markings, and striping shall conform to the Manual of Uniform Traffic Control
Devices (MUTCD) 2003 and the California Supplement 2003. All signs must be
installed to City of Rialto standards prior to utility clearances and occupancy
certifications of the dwelling units.

- 1 17. The applicant shall install safety related roadway improvements including
2 intersection controls, traffic signs, signals, signal loops, striping traffic legends,
3 raised reflective pavement markers and other traffic delineation, as necessary,
subject to the review and approval of the City of Rialto Public Works Department
and the Engineering Division.
- 4 18. Improvement plans, prepared by a civil engineer registered in the State of California,
5 shall be submitted to the Engineering Division for approval by the City Engineer for
6 the following public improvements: Streets, Sewers, Water, Traffic Signals and
Street Lights.
- 7 19. A thorough evaluation of the structural road section, by a qualified Materials
8 Engineers, shall be provided, including sand equivalent, gradation, and "R" values.
All public streets shall be paved as required by a soils report prepared by a
9 Registered Engineer, but in no case shall a public street be constructed to a thickness
less than required by City Standard No. 50.
- 10 20. A precise grading plan, prepared by a civil engineer registered in the State of
11 California, shall be submitted to the Engineering Division and approved by the City
12 Engineer prior to the issuance of building permits. The development shall conform
to all requirements of the City of Rialto Grading Ordinance. A plan check fee, based
on the cubic yards of cut and fill per fee ordinance, shall be submitted with the plans.
- 13 21. The developer shall submit an engineered hydrology study to investigate drainage
14 outlet alternative with the grading plan to the City Engineer for approval, prior to the
15 issuance of Building Permits. The study shall include off-site analysis. Adequate
16 facilities shall be provided to intercept and conduct flood water through and/or away
from the tract, as required by the City Engineer, pursuant to the hydrology report and
the City's Master Plan of Storm Drains. All lots shall be graded to provide a
minimum one (1%) percent grade to the front of the lots as required by the City
Engineer, in accordance with the City's Grading Ordinance.
- 17 22. As part of the San Bernardino County Municipal NPDES Storm Water Permit, the
18 applicant shall develop and submit a Water Quality Management Plan (WQMP) for
19 approval with grading plan. The WQMP must be approved prior to the City issuing
grading, building or occupancy permits. Additional information is provided at:
http://www.swrcb.ca.gov/rqgcb8/html/san_bernardino_permit.html.
- 20 23. The developer shall be responsible for providing the City Engineer with the
21 necessary information required for the preparation of a Flood Hazard Report for the
22 City. If a Flood Hazard Report is required to be prepared by the County Flood
23 Control District, the developer shall be responsible for obtaining this report from the
District and paying all necessary fees to the County associated therewith. A Flood
Hazard Report that is required to be prepared by the County shall be submitted to the
City Engineer for Review prior to approval of the Final Map.
- 24 24. Enhanced landscaping in the front yard setbacks consisting of 1 tree per 30 linear
feet shall be planted in the front yard of each lot. Trees shall consist of both fifteen
(15) gallon and twenty-four (24) inch box trees. The type and location of the tree

shall be reviewed and approved by the Planning Division prior to the issuance of a Certificate of Occupancy.

25. The development shall be connected to the City's sewer system as required by the Engineering Division. All necessary sewer and drainage easements shall be provided as required by the City Engineer.
26. All utility lines shall be located underground and so noted on the Final Map.
27. The developer shall comply with all requirements of Title 17 of the Rialto Municipal Code (Ornamental Street Lights, Overlying Water Rights) and all requirements of City Council Resolution Nos. 1889 (Sewer), 1895 (Drainage), 1875 (Water), and 2192 (Parks).
28. The developer shall install street lights as determined by the Engineering Division of Development Services.
29. Prior to issuance of building permits, the developer shall pay a school facilities fee to the Rialto Unified School District, as required by City Council resolution providing for fees for school facilities.
30. A water supply system shall be installed, capable of providing the required fire flow for the proposed type of development as per requirements of the applicable Uniform Fire Code. On-site fire hydrants shall be installed. Plans for the on-site water system shall be approved by the Fire Department prior to issuance of building permits.
31. Where access to or within a structure area is restricted because of secured openings and immediate access is necessary for life saving or fire fighting purposes, a Key Box is to be installed in an accessible location. The type and location of the Key Box shall be approval by the Fire Department.
32. Fire apparatus turning clearance radius: One-half (1/2) the larger of the left or right full circle wall to wall turning diameter. The turning radius for RFD equipment is 68 feet. Dead-end turning radius is 96 feet.
33. Copies of the Final Map, including title sheets, shall be provided to the utility companies, as required, at least two (2) weeks prior to the recordation of the Final Tract Map.
34. One (1) full size and one (1) half size mylar copy of the recorded Tract Map shall be submitted to the City Engineer following recordation.
35. The developer shall comply with all other applicable State and local ordinances.
36. Approval of Tentative Tract Map 17708 shall be granted for a period of twenty-four (24) months from the effective date of this resolution. An extension of time for Tentative Tract Map 17708 may be granted by the Planning Commission for a period or periods not to exceed a total of thirty-six (36) months. An application for

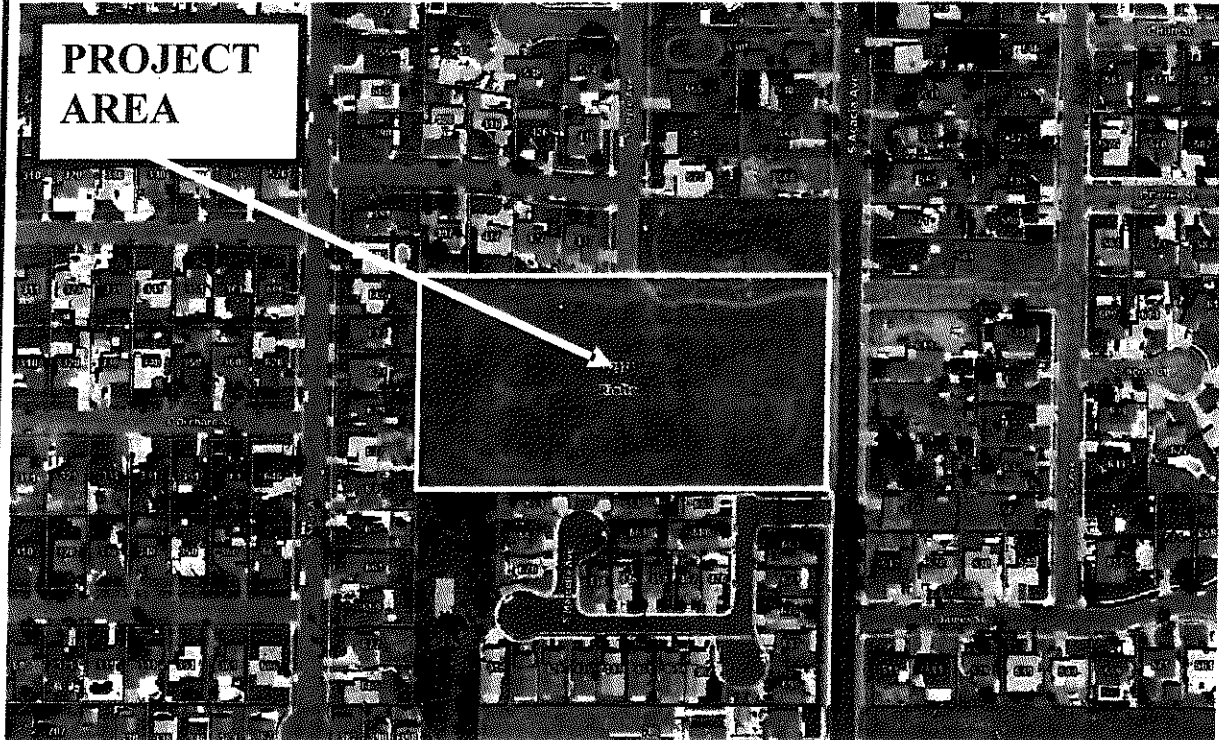
1 extension together with the required fee shall be filed with the Planning Division
2 prior to the expiration date of Tentative Tract Map 17708.

3 SECTION 4. The Chair of the Planning Commission shall sign the passage and adoption of
4 this resolution and thereupon the same shall take effect and be in force.

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

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8 BETH GEORGE, CHAIR
9 CITY OF RIALTO PLANNING COMMISSION
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Location Map



CITY OF RIALTO PLANNING DIVISION

Tentative Tract Map No. 17708: A request to subdivide a 4.7 acre parcel into twenty-four (24) single family residential lots to be located on the west side Acacia Avenue between James Street and Merrill Avenue within the PRD-D (Planned Residential Development Detached) zone.
(Applicant: Secured Income Group, Inc.)



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June 13, 2012