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1 applicant; heard public testimony; discussed the proposed TTM No. 20087 and VAR No. 2017-
2 0002; closed the public hearing, and continued the item to December 13, 2017; and

3 WHEREAS, on December 13, 2017, the Planning Commission of the City of Rialto
4 reopened the public hearing on TTM No. 20087 and VAR 2017-0002, took testimony, at which
5 time it received input from staff, the city attorney, and the applicant; heard additional public
6 testimony; discussed the proposed TTM No. 20087 and VAR No. 2017-0002; closed the public
7 hearing, adopted TTM No. 20087 and VAR No. 2017-0002; and directed staff to prepare revised
8 Resolutions of Approval for review and approval on January 10, 2018; 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
11 Rialto as follows:

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

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to TTM No. 20087, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that TTM No. 20087 satisfies the requirements of Government
18 Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to
19 the findings which must be made precedent to granting a tentative map. The findings are as follows:

- 20 1. That the proposed tentative tract map is consistent with the General Plan of the City
21 of Rialto and the Single-Family Residential (R-1C) zone; and

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

23 The Site has a General Plan designation of Residential 6. This designation permits
24 subdivisions not to exceed six (6) dwelling units per acre. The Project has a proposed
25 density of 4.74 dwelling units per acre, which is consistent with the Residential 6 General
26 Plan designation. Additionally, the applicant has or will be granted Variance No. 2017-
0002 to address all of the inconsistencies with the lot criteria established in the R-1C zone.

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

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

2 The Project will comply with all technical standards required by Subdivision Map Act, the
3 General Plan of the City of Rialto, and the R-1C zone. All street improvements shown on
4 the proposed tentative map have been designed to the standards established within the
5 Circulation Element of the General Plan.

6 Included in the proposal are four (4) new full-width local street sections, including one (1)
7 that will connect directly to Acacia Avenue and provide access into and out of the tract.
8 Two (2) of the new local street sections will terminate at the south side of the project site
9 upon development of the project in order to allow for a future extension/connection to the
10 properties to the south. At the request of the Fire Department, the applicant will install a
11 temporary asphalt turnaround at the terminus of the easterly stub street upon initial
12 development of the project. This temporary turnaround, located on Lots 13 and 18, will
13 allow fire trucks to safely turnaround and exit the site should fire service ever be needed in
14 the area.

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

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

17 The Site is a relatively flat, rectangular-shaped piece of land, and development of the land
18 should be easily accommodated. The applicant will be required to submit a
19 geotechnical/soils report to the Public Works Department for review and approval prior
20 to issuance of any building permits.

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

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

23 The Site is 3.80 net acres (4.75 gross acres) in size, and the General Plan designation of the
24 Site allows for a maximum density of 6.0 dwelling units per acre. The acreage of the Site is
25 suitable to accommodate the proposed density of 4.74 dwelling units per acre.

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

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

29 The Site is vacant and covered by naturally occurring grasses and shrubs. According to
30 Section 4.4.2 of the General Plan Environmental Impact Report, the Site is designated as a
31 habitat for the endangered Delhi Sands Flower-Loving Fly (DSF). However, the applicant
32 hired Powell Environmental Consultants to conduct survey of the Site in 2015, 2016, and
33 2017 to determine if the DSF was present on the Site. Each survey determined that the DSF
34 was not present on the Site. A condition of approval contained herein requires the applicant

1 to provide the Planning Division with documentation of clearance from the United States
2 Fish & Wildlife Services prior to the commencement of any ground disturbance activities on
3 the Site. Additionally, the initial study prepared for the Project determined that the Site did
4 not contain suitable habitat for any other known threatened or endangered species, including
5 the Burrowing Owl and the Kangaroo Rat.

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

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

9 The Site is bound on the west by Acacia Avenue. To the north of the project site is a
10 single-family residential subdivision built in 1970, and to the east is another single-family
11 residential subdivision built from 1990 to 1992. To the south is a poultry farm that sits
12 on 3.92 acres of land, and to the west, across Acacia Avenue are several single-family
13 residences that each sit on 1.0 acre lots. The zoning of the project site and the properties
14 to the north is Single-Family Residential (R-1C), and the zoning of the properties to the
15 south and west is Agricultural (A-1). The properties to the east are located within the
16 jurisdiction of the City of San Bernardino. The proposed detached single-family
17 development pertaining to the land division is consistent with all nearby land uses.
18 Construction impacts will be limited through the strict enforcement of the allowable
19 construction hours listed in Section 9.50.070 of the Rialto Municipal Code, as well as
20 enforcement of regular watering of the Site to limit airborne dust and other particulate
21 matter. Operationally, generally speaking, detached single-family residences have little
22 to no impact on the environment and on surrounding properties. The Project is not likely
23 to cause any public health problems.

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

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

28 No easements exist on the Site, and none are proposed as a part of the Project.

29 SECTION 3. Asian Pacific, Inc. is hereby granted TTM No. 20087 to allow the
30 subdivision of 4.75 gross acres of land (APN: 0131-131-13 & -14) located on the east side of
31 Acacia Avenue approximately 950 feet north of Randall Avenue within the R-1C zone into eighteen
32 (18) single-family lots and three (3) common lots landscaping and a storm-water detention basin.

33 SECTION 4. An Initial Study (Environmental Assessment Review No. 2017-0022) has
34 been prepared for the proposed project in accordance with the California Environmental Quality Act
35

1 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
2 a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
3 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
4 Board of Supervisors for San Bernardino County.

5 SECTION 5. TTM No. 20087 is granted to Asian Pacific, Inc. in accordance with the plan
6 and application on file with the Planning Division, subject to the following conditions:

- 7
8 1. TTM No. 20087 is approved allowing the subdivision of 4.75 gross acres of land (APN:
9 0131-131-13 & -14) located on the east side of Acacia Avenue approximately 950 feet
10 north of Randall Avenue into eighteen (18) single-family lots and three (3) common lots
11 for landscaping and a storm-water detention basin, as shown on the tentative map
12 submitted to the Planning Division on December 7, 2017, and as approved by the
13 Planning Commission. If the Conditions of Approval specified herein are not satisfied
14 or otherwise completed, the Project shall be subject to revocation.
- 15 2. Prior to the issuance of building or grading permits for the proposed development, a
16 Precise Plan of Design shall be approved by the City's Development Review Committee
17 (DRC).
- 18 3. City inspectors shall have access to the Site to reasonably inspect the Site during
19 normal working hours to assure compliance with these conditions and other codes.
- 20 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
21 officers, or employees from any claims, damages, action, or proceeding against the
22 City or its agents, officers, or employees to attack, set aside, void, or annul any
23 approval of the City, its advisory agencies, appeal boards, or legislative body
24 concerning TTM No. 20087. The City will promptly notify the applicant of any such
25 claim, action, or proceeding against the City, and applicant will cooperate fully in the
26 defense.
- 27 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
28 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of
the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
shall analyze the Project's impact to the City's General Fund. The applicant shall be
required to mitigate any negative fiscal impacts identified in the report through the
formation of a Community Facilities District, payment of a Municipal Services Fee, or
other acceptable mitigation method.

- 1 7. The applicant shall install a temporary asphalt turnaround through Lot 13 and Lot 18, as
2 required by the Rialto Fire Department, prior to the issuance of a certificate of
3 occupancy. The temporary asphalt turnaround will facilitate adequate movement of fire
4 service vehicles.
- 5 8. The temporary asphalt turnaround shall remain in place, and no development shall occur
6 on Lot 18, until such time that Pine Avenue is extended by a future development to the
7 satisfaction of the Rialto Fire Department.
- 8 9. The side and rear fencing on Lot 13 shall not encroach into the area of the temporary
9 asphalt turnaround, until such time that Pine Avenue is extended by a future
10 development to the satisfaction of the Rialto Fire Department.
- 11 10. All mitigation measures listed in Environmental Assessment Review No. 2017-0022
12 shall be met prior to issuance of any Certificate of Occupancy.
- 13 11. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh
14 Nation, prior to the issuance of a grading permit, to allow for a Native American
15 Monitor to be located on-site during all ground disturbances, or as required by the
16 Gabrieleño Band of Mission Indians-Kizh Nation.
- 17 12. The Applicant shall provide documentation indicating clearance from the United States
18 Fish & Wildlife Service in regards to the Delhi Sands Flower-Loving Fly (DSF) prior to
19 the commencement of any ground disturbance activities and prior to the issuance of a
20 rough or precise grading permit.
- 21 13. The applicant shall construct a minimum six (6) foot high solid decorative masonry
22 block around the perimeter of the Site, the north side of Lot A, the south side of Lot 1,
23 the east side of Lot 13, and the west side of Lot 16 as approved by the Planning
24 Division. Decorative masonry block means double-sided tan slumpstone block, double-
25 sided tan split-face block, or precision block with a stucco, plaster, or cultured stone
26 finish. All decorative masonry block walls shall include a decorative cap. Pilasters shall
27 be incorporated within the block walls along the west sides of Lot 1, Lot 2, Lot 3, and
28 Lot 16, and the east side of Lot 13. The pilasters shall be spaced a maximum of fifty
(50) feet and shall be placed at all corners and ends of the wall. All pilasters shall
protrude a minimum of one (1) course above and at least six (6) inches to the side of the
wall. All pilasters shall include a decorative cap.
14. The applicant shall pay all applicable development impact fees in accordance with the
current City of Rialto fee ordinance.
15. The applicant shall apply for annexation of the underlying property into City of Rialto
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 and/or parkway landscaping, or any new public street
lighting improvements, to be maintained by the City of Rialto.

- 1 16. The parkway landscaping along the frontage of Acacia Avenue, the landscaping within
2 Lot B, the landscaping within Lot C, the parkway landscaping on the north side of Lot
3 A, the parkway landscaping on the south side of Lot 1, the parkway landscaping on the
4 east side of Lot 13, and the parkway landscaping on the west side of Lot 16 shall be
5 annexed into LLMD 2.
- 6 17. All new street lights shall be installed on an independently metered, City-owned
7 underground electrical system. The developer shall be responsible for applying with
8 Southern California Edison ("SCE") for all appropriate service points and electrical
9 meters. New meter pedestals shall be installed, and electrical service paid by the
10 developer, until such time as the underlying property is annexed into LLMD 2.
- 11 18. The applicant shall submit street improvement plans by a registered California civil
12 engineer to the Public Works Engineering Division for review. The plans shall be
13 approved by the City Engineer prior to the approval of Tract Map No. 20087.
- 14 19. The applicant shall submit street light improvement plans by a registered California civil
15 engineer to the Public Works Engineering Division for review. The plans shall be
16 approved by the City Engineer prior to the approval of Tract Map No. 20087.
- 17 20. The applicant shall submit sewer improvement plans by a registered California civil
18 engineer to the Public Works Engineering Division for review. The plans shall be
19 approved by the City Engineer prior to the approval of Tract Map No. 20087.
- 20 21. The applicant shall submit traffic and signage improvement plans by a registered
21 California civil engineer to the Public Works Engineering Division for review. The
22 plans shall be approved by the City Engineer prior to the approval of Tract Map No.
23 20087.
- 24 22. The applicant shall submit copies of approved water improvement plans prepared by a
25 registered California civil engineer to the Public Works Engineering Division for record
26 purposes. The plans shall be approved by Rialto Water Services, the City's water
27 purveyor, prior to the approval of Tract Map No. 20087.
- 28 23. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
The final lift of asphalt concrete pavement shall be postponed until such time that on-site
construction activities are complete, as may be determined by the City Engineer. Paving
of streets in one lift prior to completion of on-site construction will not be allowed,
unless prior authorization has been obtained from the City Engineer. Completion of
asphalt concrete paving for streets prior to completion of on-site construction activities,
if authorized by the City Engineer, will require additional paving requirements prior to
acceptance of the street improvements, including, but not limited to: removal and
replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other
repairs, as required by the City Engineer.

- 1 24. The public street improvements outlined in these conditions of approval are intended to
2 convey to the developer an accurate scope of required improvements, however, the City
3 Engineer reserves the right to require reasonable additional improvements as may be
4 determined in the course of the review and approval of street improvement plans
5 required by these conditions.
- 6 25. The applicant shall dedicate additional right-of-way along the entire frontage of Acacia
7 Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the
8 City Engineer.
- 9 26. The applicant shall dedicate a property line corner cutback at the northeast and southeast
10 corners of the intersection of Acacia Avenue and Stanton Way, in accordance with City
11 Standard SC-235, as required by the City Engineer.
- 12 27. The applicant shall construct an 8 inch curb and gutter, located at 20 feet east of
13 centerline along the entire frontage of Acacia Avenue, with a 32 foot radius curb return
14 and spandrel at the northeast and southeast corners of the intersection of Acacia Avenue
15 and Stanton Way, in accordance with City of Rialto Standard Drawings.
- 16 28. The applicant shall construct a 5 foot wide sidewalk 7 feet east of the edge of the curb
17 along the entire frontage of Acacia Avenue, in accordance with City of Rialto Standard
18 Drawings.
- 19 29. The applicant shall construct a curb ramp meeting current California State Accessibility
20 standards at both the northeast and southeast corners of the intersection of Acacia
21 Avenue and Stanton Way, in accordance with the City of Rialto Standard Drawings.
- 22 30. The applicant shall construct a new underground electrical system for public street
23 lighting improvements along the project frontage of Acacia Avenue, as determined
24 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
25 shall be installed in accordance with City of Rialto Standard Drawings.
- 26 31. The applicant shall remove existing pavement and construct new pavement with a
27 minimum pavement section of 4 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 frontage of Acacia Avenue in accordance with City of Rialto
Standard Drawings. The pavement section shall be determined using a Traffic Index
("TI") of 6. The pavement section shall be designed by a California registered
Geotechnical Engineer using "R" values from the project site and submitted to the City
Engineer for approval. Pavement shall extend from clean sawcut edge of pavement at
centerline.
32. The applicant shall dedicate right-of-way along the entire frontage of Stanton Way to
provide the ultimate full-width of 60 feet, as required by the City Engineer.

- 1 33. The applicant shall construct a 6 inch curb and gutter on both sides of the entire frontage
2 of Stanton Way. The curb and gutter shall be located 18 feet from the centerline along
3 the entire frontage of Stanton Way, with 32 foot radius curb returns and spandrels at the
4 northwest and southwest corners of the intersection of Stanton Way and Encina Avenue,
5 in accordance with City of Rialto Standard Drawings.
- 6 34. The applicant shall construct a 5 foot wide sidewalk adjacent to the curb along both
7 sides of the entire frontage of Stanton Way, in accordance with City of Rialto Standard
8 Drawings.
- 9 35. The applicant shall construct a new underground electrical system for public street
10 lighting improvements along the project frontage of Stanton Way, as determined
11 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
12 shall be installed in accordance with City of Rialto Standard Drawings.
- 13 36. The applicant shall construct new pavement with a minimum pavement section of 3
14 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum
15 subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of
16 Stanton Way in accordance with City of Rialto Standard Drawings. The pavement
17 section shall be determined using a Traffic Index ("TI") of 6. The pavement section
18 shall be designed by a California registered Geotechnical Engineer using "R" values
19 from the project site and submitted to the City Engineer for approval. Pavement shall
20 extend from curb and gutter to curb and gutter along the entire project length of Stanton
21 Way.
- 22 37. The applicant shall dedicate right-of-way along the entire project frontage of Encina
23 Avenue to provide the ultimate full-width of 60 feet, as required by the City Engineer.
- 24 38. The applicant shall construct a 6 inch curb and gutter on both sides of the entire frontage
25 of Encina Avenue. The curb and gutter shall be located 18 feet from the centerline
26 along the entire frontage of Encina Way, with a 32 foot radius curb return and spandrel
27 at the southeast corner of the intersection of Encina Avenue and Vodden Street, and a 50
28 foot radius curb return and spandrel at the northwest corner of the intersection of Encina
Avenue and Vodden Street, in accordance with City of Rialto Standard Drawing S-102.
39. The applicant shall construct a 5 foot wide sidewalk adjacent to the curb along both
sides of the entire frontage of Encina Avenue, in accordance with City of Rialto
Standard Drawings.
40. The applicant shall construct a new underground electrical system for public street
lighting improvements along the project frontage of Encina 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.
41. The applicant shall construct new pavement with a minimum pavement section of 3
inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum

1 subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of
2 Encina Avenue in accordance with City of Rialto Standard Drawings. The pavement
3 section shall be determined using a Traffic Index ("TI") of 6. The pavement section
4 shall be designed by a California registered Geotechnical Engineer using "R" values
5 from the project site and submitted to the City Engineer for approval. Pavement shall
6 extend from curb and gutter to curb and gutter along the entire project length of Encina
7 Avenue.

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42. The applicant shall dedicate right-of-way along the entire project frontage of Vodden
Street to provide the ultimate full-width of 60 feet, as required by the City Engineer.

43. The applicant shall construct a 6 inch curb and gutter on both sides of the entire frontage
of Vodden Street. The curb and gutter shall be located 18 feet from the centerline along
the entire frontage of Vodden Street, with 32 foot radius curb return and spandrel at the
southwest corner of the intersection of Vodden Street and Pine Avenue, and a 50 foot
radius curb return and spandrel at the northeast corner of the intersection of Vodden
Street and Pine Avenue, in accordance with City of Rialto Standard Drawing S-102.

44. The applicant shall construct a 5 foot wide sidewalk adjacent to the curb along both
sides of the entire frontage of Vodden Street, in accordance with City of Rialto Standard
Drawings.

45. The applicant shall construct a new underground electrical system for public street
lighting improvements along the project frontage of Vodden Street, 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.

46. The applicant shall construct new pavement with a minimum pavement section of 3
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 frontage of
Vodden Street in accordance with City of Rialto Standard Drawings. The pavement
section shall be determined using a Traffic Index ("TI") of 6. The pavement section
shall be designed by a California registered Geotechnical Engineer using "R" values
from the project site and submitted to the City Engineer for approval. Pavement shall
extend from curb and gutter to curb and gutter along the entire project length of Vodden
Street.

47. The applicant shall dedicate right-of-way along the entire project frontage of Pine
Avenue to provide the ultimate full-width of 60 feet, as required by the City Engineer.

48. The applicant shall construct a 6 inch curb and gutter on both sides of the entire frontage
of Pine Avenue. The curb and gutter shall be located 18 feet from the centerline along
the entire frontage of Pine Avenue, with 32 foot radius curb return and spandrel at the
southwest corner of the intersection of Pine Avenue and Vodden Street, and a 50 foot
radius curb return and spandrel at the northeast corner of the intersection of Pine Avenue
and Vodden Street, in accordance with City of Rialto Standard Drawing S-102.

- 1 49. The applicant shall construct a 5 foot wide sidewalk adjacent to the curb along both
2 sides of the entire frontage of Pine Avenue, in accordance with City of Rialto Standard
3 Drawings.
- 4 50. The applicant shall construct a new underground electrical system for public street
5 lighting improvements along the project frontage of Pine Avenue, as determined
6 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
7 shall be installed in accordance with City of Rialto Standard Drawings.
- 8 51. The applicant shall construct new pavement with a minimum pavement section of 3
9 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum
10 subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of
11 Pine Avenue in accordance with City of Rialto Standard Drawings. The pavement
12 section shall be determined using a Traffic Index ("TI") of 6. The pavement section
13 shall be designed by a California registered Geotechnical Engineer using "R" values
14 from the project site and submitted to the City Engineer for approval. Pavement shall
15 extend from curb and gutter to curb and gutter along the entire project length of Pine
16 Avenue.
- 17 52. The applicant shall construct one (1) residential drive-approach within each single-
18 family lot, in accordance with City of Rialto Standard Drawings.
- 19 53. The applicant shall construct an 8 inch V.C.P. sewer main within the entire project
20 length of Stanton Way, Encina Avenue, Vodden Street, and Pine Avenue, with a
21 connection to the existing sewer main within Acacia Avenue, as necessary to provide
22 sewer services to the new residential development. All sewer shall be installed in
23 accordance with City of Rialto Standard Drawings, and as required by the City
24 Engineer.
- 25 54. The applicant shall construct a 4 inch V.C.P. sewer lateral to each lot with a connection
26 to the sewer main within the street adjacent to the front of the lot, in accordance with
27 City of Rialto Standard Drawings, and as required by the City Engineer.
- 28 55. All sewer mains constructed by the applicant are to become part of the public sewer.
The sewer system shall be pressure tested and digitally video recorded by the applicant,
subject to the City's wastewater system operator (Veolia) review and approval, 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.
56. Domestic water service to the underlying property is provided by Rialto Water Services.
New domestic water service shall be installed in accordance with Rialto Water Services
requirements. Contact Rialto Water Services at (909) 820-2546 to coordinate domestic
water service requirements.

- 1 57. The applicant shall install a new domestic water line along the entire project length of
2 Stanton Way, Encina Avenue, Vodden Street, and Pine Avenue, with a connection to the
3 existing water main line within Acacia Avenue, pursuant to the Rialto Water Services
4 requirements. A water line plan shall be approved by Rialto Water Services prior to
5 approval of Tract Map No. 20087.
- 6 58. The applicant shall submit a Grading Plan prepared by a California registered civil
7 engineer to the Public Works Engineering Division for review and approval. The
8 Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No.
9 20087.
- 10 59. The applicant shall submit a Water Quality Management Plan identifying site specific
11 Best Management Practices ("BMPs") in accordance with the Model Water Quality
12 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.
13 The site specific WQMP shall be submitted to the City Engineer for review and
14 approval with the Grading Plan. A WQMP Maintenance Agreement shall be required,
15 obligating the property owner(s) to appropriate operation and maintenance obligations
16 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and
17 Maintenance Agreement shall be approved prior to approval of Tract Map No. 20087.
- 18 60. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
19 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
20 modified September 2, 2009) is required via the California Regional Water Quality
21 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
22 Discharge Identification (WDID) number shall be provided to the City Engineer prior to
23 issuance of a grading or building permit. The applicant's contractor shall prepare and
24 maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the
25 General Construction Permit. All appropriate measures to prevent erosion and water
26 pollution during construction shall be implemented as required by the SWPPP.
- 27 61. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
28 registered Geotechnical Engineer, 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 Public Works Engineering Division with the first submittal of the
Precise Grading Plan.
62. The applicant shall provide pad elevation certifications for all building pads in
conformance with the approved Grading Plan.
63. 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 64. All stormwater runoff passing through the site shall be accepted and conveyed across the
2 property in a manner acceptable to the City Engineer. For all stormwater runoff falling
3 on the site, on-site retention or other facilities approved by the City Engineer shall be
4 required to contain the increased stormwater runoff generated by the development of the
5 property. Provide a hydrology study to determine the volume of increased stormwater
6 runoff due to development of the site, and to determine required stormwater runoff
7 mitigation measures for the proposed development. Final retention basin sizing and
8 other stormwater runoff mitigation measures shall be determined upon review and
9 approval of the hydrology study by the City Engineer and may require redesign or
10 changes to site configuration or layout consistent with the findings of the final hydrology
11 study. The volume of increased stormwater runoff to retain on-site shall be determined
12 by comparing the existing “pre-developed” condition and proposed “developed”
13 condition, using the 100-year frequency storm.
- 14 65. Any utility trenches or other excavations within existing asphalt concrete pavement of
15 off-site streets required by the proposed development shall be backfilled and repaired in
16 accordance with City of Rialto Standard Drawings. The developer shall be responsible
17 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
18 off-site streets as required by and at the discretion of the City Engineer, including
19 additional pavement repairs to pavement repairs made by utility companies for utilities
20 installed for the benefit of the proposed development (i.e. Rialto Water Services,
21 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
22 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
23 concrete pavement of off-site streets required by the proposed development may require
24 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
25 discretion of the City Engineer. The pavement condition of the existing off-site streets
26 shall be returned to a condition equal to or better than existed prior to construction of the
27 proposed development.
- 28 66. 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. The
existing overhead utilities extending along the west side of Spruce Avenue meet the
requirement to be installed underground. Utility undergrounding shall extend to the
nearest off-site power pole; no new power poles shall be installed unless otherwise
approved by the City Engineer. A letter from the owners of the affected utilities shall be
submitted to the City Engineer prior to approval of the Grading Plan, informing the City
that they have been notified of the City’s utility undergrounding requirement and their
intent to commence design of utility 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. Undergrounding of
existing overhead utility lines shall be completed prior to approval of Tract Map No.
20087.

- 1 67. Upon approval of any improvement plan by the City Engineer, the applicant shall
2 provide the improvement plan to the City in digital format, consisting of a DWG
3 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
4 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
5 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 6 68. The original improvement plans prepared for the proposed development and approved
7 by the City Engineer (if required) shall be documented with record drawing “as-built”
8 information and returned to the Engineering Division prior to issuance of a final
9 certificate of occupancy. Any modifications or changes to approved improvement plans
10 shall be submitted to the City Engineer for approval prior to construction.
- 11 69. Nothing shall be constructed or planted in the corner cut-off area of any driveway which
12 exceeds or will exceed 30 inches in height, in order to maintain an appropriate sight
13 distance, as required by the City Engineer.
- 14 70. All proposed trees within the public right-of-way and within 10 feet of the public
15 sidewalk and/or curb shall have City approved deep root barriers installed, as required
16 by the City Engineer.
- 17 71. The applicant shall submit a final map (Tract Map No. 20087), be prepared by a
18 California registered Land Surveyor or qualified Civil Engineer, to the Public Works
19 Engineering Division for review and approval. A Title Report prepared for subdivision
20 guarantee for the subject property, the traverse closures for the existing parcel and all
21 lots created therefrom, and copies of record documents shall be submitted with Tract
22 Map No. 20087 to the Public Works Engineering Division as part of the review of the
23 Map. Tract Map No. 20087 shall be approved by the City Council prior to issuance of
24 any building permits.
- 25 72. In accordance with Government Code 66462, all required public improvements shall be
26 completed prior to the approval of a final map (Tract Map No. 20087). Alternatively,
27 the applicant may enter into a Subdivision Improvement Agreement to secure the cost of
28 all required public improvements at the time of requesting the City Engineer’s approval
of Tract Map No. 20087. If a Subdivision Improvement Agreement is requested by the
applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision
Improvement Agreement. The applicant will be required to secure the Subdivision
Improvement Agreement pursuant to Government Code 66499 in amounts determined
by the City Engineer.
73. A minimum of 48 inches of clearance for disabled access shall be provided on all public
sidewalks.
74. The applicant shall install a stop sign, stop bar, and “STOP” legend on Stanton Way at
the intersection of Acacia 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.

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

5 76. The use of dust and erosion control measures to prevent excessive adverse impacts on
6 adjoining properties during construction will be required by the Engineering Division
of the Public Works Department.

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

8
9 78. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
10 20087 is granted for a period of twenty-four (24) months from the effective date of
11 this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an
12 extension of time for TTM No. 20087 may be granted by the Planning Commission
13 for a period or periods not to exceed a total of thirty-six (36) months. The period or
periods of extension shall be in addition to the original twenty-four (24) months. An
application shall be filed with the Planning Division for each extension together with
the required fee prior to the expiration date of TTM No. 20087.

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

16 PASSED, APPROVED AND ADOPTED this 10th day of January, 2018.

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19 _____
20 JOHN PEUKERT, CHAIR
21 CITY OF RIALTO PLANNING COMMISSION
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8 STATE OF CALIFORNIA)
9 COUNTY OF SAN BERNARDINO) ss
10 CITY OF RIALTO)
11

12 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the
13 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
14 Commission of the City of Rialto held on the ____th day of ____, 2018.

15 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
16 ____, the foregoing Resolution No. ____ was duly passed and adopted.

17 Vote on the motion:

18 AYES:

19 NOES:

20 ABSENT:

21 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
22 of Rialto this ____th day of ____, 2018.
23
24
25

26 _____
27 SHEREE LEWIS, ADMINISTRATIVE ASSISTANT
28