

RESOLUTION NO. 18-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 2017-0008 TO CONSOLIDATE FIVE (5) PARCELS (APN(S): 0253-251-01, -02, -03, -04, AND -07) INTO ONE 19.1 GROSS ACRE LOT LOCATED BETWEEN SPRUCE AVENUE AND CACTUS AVENUE TO FACILITATE THE DEVELOPMENT OF A 404,837 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING.

WHEREAS, the applicant, Panattoni Development Company, Inc. proposes to consolidate five (5) parcels into one 19.1 gross acre lot to facilitate the development of a 404,837 square foot speculative industrial building ("Project"); and

WHEREAS, the Project location comprises 19.1 gross acres of land located between Spruce Avenue and Cactus Avenue with approximately 1,245 square feet of frontage on the south side of Valley Boulevard within the Industrial Park (I-P) zone of the Gateway Specific Plan; and

WHEREAS, the Project within the Gateway Specific Plan I-P zone requires the approval of a tentative parcel map, and the applicant has applied for a Tentative Parcel Map No. 2017-000, ("TPM No. 2017-0008"), in accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.); and

WHEREAS, in conjunction with the Project, the applicant will develop one (1) 404,837 square foot speculative industrial building; and

WHEREAS, Variance No. 2017-0011 has been or is being granted for the Site to increase the maximum building height for the Project from 35 feet to 47 feet ("VAR No. 2017-0011"); and,

WHEREAS, on January 10, 2018, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 2017-0008 and VAR 2017-0011, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 2017-0008 and VAR No. 2017-0011; 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 forth
2 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. 2017-0008, including written staff reports,
5 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
6 Planning Commission hereby determines that TPM No. 2017-0008 satisfies the requirements of
7 Government Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code
8 pertaining to the findings which must be made precedent to granting a parcel map. The findings are
9 as follows:

- 10 1. That the proposed tentative parcel map is consistent with the General Plan of the City
11 of Rialto and the Gateway Specific Plan Industrial Park (I-P) zone

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

13 The Site has a General Plan designation of Business Park/Specific Plan Overlay. This
14 designation permits industrial land uses. Additionally, the applicant requested approval of
15 Variance No. 2017-0002 to exceed the Gateway Specific Plan I-P zone maximum 35'
building height.

- 16 2. That the design and improvements of the proposed tentative parcel map are
17 consistent with the Subdivision Ordinance, the General Plan of the City of Rialto, and
the Gateway Specific Plan I-P zone

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

19 The Project will comply with all technical standards required by Subdivision Map Act, the
20 General Plan of the City of Rialto, and the Gateway Specific Plan I-P zone. All street
improvements shown on the proposed tentative map have been designed to the standards
21 established within the Circulation Element of the General Plan.

22 Included in the proposal are two (2) new full-width local street sections, which provide
23 connections from Valley Boulevard to Spruce Avenue and Cactus Avenue respectively. At
the request of the Fire Department, the applicant will install a temporary asphalt turnaround
24 at the terminus of the easterly stub street upon initial development of the project.

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

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

27 The Site is a relatively flat, rectangular-shaped piece of land, and development of the land
28 should be easily accommodated. The applicant will be required to submit a

geotechnical/soils report to the Public Works Department for review and approval prior to issuance of any building permits.

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

This finding is supported by the following facts:

The Site is 19.1 gross acres, and the General Plan designation of the Site allows for development of industrial projects on the project site. The acreage of the Site is suitable to accommodate the proposed 404,837 square foot speculative industrial building.

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

This finding is supported by the following facts:

The Site is vacant and covered by naturally occurring grasses and shrubs. According to Section 4.4.2 of the General Plan Environmental Impact Report, Delhi Fine Sands soils are not present on the project site according to the NRCS soils map for the site (Figure 3) and field investigation during the site visit. Disking has greatly disturbed the site leaving very few possible nectar sources for the Delhi Sands flower-loving fly. This, in combination with the lack of Delhi Fine Sands, leads to the conclusion that there is no potential for this species to occur on site. A condition of approval contained herein requires the applicant to provide the Planning Division with documentation of clearance from the United States Fish & Wildlife Services prior to the commencement of any ground disturbance activities on the Site. Additionally, the initial study prepared for the Project determined that the Site did not contain suitable habitat for any other known threatened or endangered species, including the Burrowing Owl and the Kangaroo Rat.

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

This finding is supported by the following facts:

The proposed industrial building is consistent with all nearby land uses. Construction impacts will be limited through the strict enforcement of the allowable construction hours listed in Section 9.50.070 of the Rialto Municipal Code, as well as enforcement of regular watering of the Site to limit airborne dust and other particulate matter. Operationally, generally speaking, speculative industrial buildings have little to no impact on the environment and on surrounding properties. The Project is not likely to cause any 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.

This finding is supported by the following facts:

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

1 SECTION 3. Panattoni Development Company, Inc. is hereby granted TPM No. 2017-0008
2 to merge five (5) lots into one (1) 19.1 gross acre lot located between Spruce Avenue and Cactus
3 Avenue on the north side of Valley Boulevard within the Gateway Specific Plan Industrial Park (I-P)
4 zone to facilitate the development of a 404,837 square foot speculative industrial building.

5 SECTION 4. An Initial Study (Environmental Assessment Review No. 2017-0076) has been
6 prepared for the proposed project in accordance with the California Environmental Quality Act
7 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
8 a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
9 Commission directs the Planning Division to file the necessary documentation with the Clerk of the
10 Board of Supervisors for San Bernardino County.

11 SECTION 5. TPM No. 2017-0008 is granted to Panattoni Development Company, Inc. in
12 accordance with the plan and application on file with the Planning Division, subject to the following
13 conditions:
14

- 15 1. TPM No. 2017-0008 is approved allowing the consolidation five (5) parcels into one (1)
16 19.1 gross acre lot located on the south side of Valley Boulevard between Spruce Avenue
17 and Cactus Avenue to facilitate the development of a 404,837 square foot speculative
18 industrial building, as shown on the tentative parcel map submitted to the Planning
19 Division on November 1, 2017, and as approved by the Planning Commission. If the
20 Conditions of Approval specified herein are not satisfied or otherwise completed, the
21 Project shall be subject to revocation.
- 22 2. Prior to the issuance of building or grading permits for the proposed development, the
23 City's Development Review Committee (DRC) shall approve a Precise Plan of Design.
- 24 3. City inspectors shall have access to the Site to reasonably inspect the Site during
25 normal working hours to assure compliance with these conditions and other codes.
- 26 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
27 officers, or employees from any claims, damages, action, or proceeding against the
28 City or its agents, officers, or employees to attack, set aside, void, or annul any
29 approval of the City, its advisory agencies, appeal boards, or legislative body
30 concerning TPM No. 2017-0008. The City will promptly notify the applicant of any
31 such claim, action, or proceeding against the City, and applicant will cooperate fully in
32 the defense.
- 33 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
34 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
35 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 cost. The report
4 shall analyze the Project's impact to the City's General Fund. The applicant shall be
5 required to mitigate any negative fiscal impacts identified in the report through the
6 formation of a Community Facilities District, payment of a Municipal Services Fee, or
7 other acceptable mitigation method.
- 8 7. All mitigation measures listed in Environmental Assessment Review No. 2017-0076 shall
9 be met prior to issuance of any Certificate of Occupancy.
- 10 8. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh Nation,
11 prior to the issuance of a grading permit, to allow for a Native American Monitor to be
12 located on-site during all ground disturbances, or as required by the Gabrieleño Band of
13 Mission Indians-Kizh Nation.
- 14 9. The applicant shall construct a minimum eight (8) foot high wrought iron fence with eight
15 (8) foot high decorative pilasters including a decorative cap at the south property line, as
16 approved by the Planning Division. The pilasters shall be spaced a maximum of fifty (50)
17 feet and shall be placed at all corners and ends of the wall. All pilasters shall protrude a
18 minimum of one (1) course above and at least six (6) inches to the side of the wall. All
19 pilasters shall include a decorative cap. In addition, the applicant shall install cypress
20 trees behind the said wrought iron fencing and pilasters to screen the proposed 49 dock
21 doors and outdoor storage of truck/trailers from public view along Interstate 10 Freeway.
- 22 10. The applicant shall pay all applicable development impact fees in accordance with the
23 current City of Rialto fee ordinance.
- 24 11. The applicant shall submit traffic and signage improvement plans by a registered
25 California civil engineer to the Public Works Engineering Division for review. The City
26 Engineer shall approve the plans prior to the approval of Parcel Map No. 2017-0008.
- 27 12. The applicant shall submit copies of approved water improvement plans prepared by a
28 registered California civil engineer to the Public Works Engineering Division for record
purposes. The plans shall be approved by Rialto Water Services, the City's water
purveyor, prior to the approval of Parcel Map No. 2017-0008.
13. 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.
14. Rialto Water Services provides domestic water service to the underlying property. 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.

15. The applicant shall submit a Grading Plan prepared by a California registered civil engineer to the Public Works Engineering Division for review and approval. The City Engineer shall approve the Grading Plan prior to approval of Parcel Map No. 2017-0008.

16. The applicant shall submit a Geotechnical/Soils Report, prepared by a California 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.

17. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing "pre-developed" condition and proposed "developed" condition, using the 100-year frequency storm.

18. Streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

19. Nothing shall be constructed or planted in the corner cut-off area of any driveway that exceeds or will exceed 30 inches in height, in order to maintain an appropriate sight distance, as required by the City Engineer.

20. In accordance with Government Code 66462, all required public improvements shall be completed prior to the approval of a final map (Parcel Map No. 2017-0008). Alternatively, the applicant may enter into a Subdivision Improvement Agreement to secure the cost of all required public improvements at the time of requesting the City Engineer's approval of Parcel Map No. 2017-0008. If the applicant requests a Subdivision Improvement Agreement, 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.

21. A minimum of 48 inches of clearance for disabled access shall be provided on all public sidewalks.

- 1 22. The applicant shall install a stop sign, stop bar, and "STOP" legend on Stanton Way at
2 the intersection of Acacia Avenue, in accordance with City of Rialto Standard Drawings,
3 and in conformance with the 2014 California Manual on Uniform Traffic Control Devices,
4 or subsequent editions in force at the time of construction.
- 5 23. The applicant shall provide construction signage, lighting, and barricading during all
6 phases of construction as required by City Standards or as directed by the City Engineer.
7 As a minimum, all construction signing, lighting and barricading shall be in accordance
8 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform Traffic
9 Control Devices, or subsequent editions in force at the time of construction.
- 10 24. The use of dust and erosion control measures to prevent excessive adverse impacts
11 on adjoining properties during construction will be required by the Engineering Division
12 of the Public Works Department.
- 13 25. Any improvements within the public right-of-way require a City of Rialto
14 Encroachment Permit.
- 15 26. Submit street improvement plans prepared by a registered California civil
16 engineer to the Engineering Division for review. The City Engineer shall
17 approve the plans prior to issuance of any offsite construction permits.
- 18 27. Submit landscaping and irrigation system improvement plans for review and
19 approval by the City Engineer. The private landscaping shall be separately
20 metered from the parkway landscaping.
- 21 28. All median and/or parkway landscaping shall be guaranteed for a period of one
22 year from the date of acceptance by the City Engineer. Any landscaping that
23 fails during the one-year landscape maintenance period shall be replaced with
24 similar plant material to the satisfaction of the City Engineer, and the landscape
25 that failed shall be subject to a subsequent one-year landscape maintenance
26 period.
- 27 29. The developer shall apply for annexation of the underlying property into City of
28 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.
30. 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

1 electrical meters. New meter pedestals shall be installed, and electrical service
2 paid by the developer, until such time as the underlying property is annexed
3 into LLMD 2.

4 31. Construct asphalt concrete paving for streets in two separate lifts. The final lift
5 of asphalt concrete pavement shall be postponed until such time that on-site
6 construction activities are complete, as may be determined by the City
7 Engineer. Paving of streets in one lift prior to completion of on-site construction
8 will not be allowed, unless prior authorization has been obtained from the City
9 Engineer. Completion of asphalt concrete paving for streets prior to completion
10 of on-site construction activities, if authorized by the City Engineer, will require
11 additional paving requirements prior to acceptance of the street improvements,
12 including, but not limited to: removal and replacement of damaged asphalt
13 concrete pavement, overlay, slurry seal, or other repairs, as required by the
14 City Engineer.

15 32. The public street improvements outlined in these conditions of approval are
16 intended to convey to the developer an accurate scope of required
17 improvements, however, the City Engineer reserves the right to require
18 reasonable additional improvements as may be determined in the course of the
19 review and approval of street improvement plans required by these conditions.

20 **VALLEY BOULEVARD**

21 33. Dedicate additional right-of-way along the entire frontage as may be required
22 to provide an ultimate half width of 60 feet as required by the City Engineer.

23 34. Construct commercial driveway approaches in accordance with City of Rialto
24 Standard Drawings. The driveway approach shall be constructed so the top of
25 "X" is 5 feet from the property line, or as otherwise approved by the City
26 Engineer.

27 35. Construct a curb ramp meeting current California State Accessibility standards
28 along both sides of the commercial driveway approach. The developer 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 36. Construct a 5 feet wide sidewalk located 7 feet behind the curb along the entire
2 frontage in accordance with City of Rialto Standard Drawings.

3 37. Construct an 8-inch curb and gutter, located at 48 feet south of centerline along
4 the entire frontage in accordance with City of Rialto Standard Drawings.

5 38. Construct a new underground electrical system for public street lighting
6 improvements. New marbelite street light poles with LED light fixtures shall be
7 installed as approved by the City Engineer, in accordance with City of Rialto
8 Standard Drawings.

9 39. Remove existing, and construct new pavement with a minimum pavement
10 section of 5 inches asphalt concrete pavement over 6 inches crushed
11 aggregate base with a minimum subgrade of 24 inches at 95% relative
12 compaction, or equal, along the entire frontage in accordance with City of Rialto
13 Standard Drawings. The pavement section shall be determined using a Traffic
14 Index ("TI") of 10. The pavement section shall be designed by a California
15 registered Geotechnical Engineer using "R" values from the project site and
16 submitted to the City Engineer for approval.

17 40. Construct a curb ramp meeting current California State Accessibility standards
18 at the corner of Valley Boulevard & Cactus Avenue as well as Valley Boulevard
19 & Spruce Avenue, in accordance with City of Rialto Standard Drawings.

20 41. Construct a 16-foot wide raised and landscaped median island along the
21 frontage of property, as approved by the City Engineer. The median nose width
22 shall be constructed at 4 feet wide and shall have stamped concrete. The left
23 turn pockets shall be designed in accordance with Section 405 of the current
24 edition of the Caltrans Highway Design Manual, and/or as approved by the City
25 Engineer.

26 **CACTUS AVENUE**

27 42. Construct commercial driveway approaches in accordance with City of Rialto
28 Standard Drawings. The driveway approach shall be constructed so the top of
"X" is 5 feet from the property line, or as otherwise approved by the City
Engineer.

43. Construct a curb ramp meeting current California State Accessibility standards
along both sides of the commercial driveway approach. The developer 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.

44. Construct a 5 feet wide sidewalk located 7 feet behind the curb along the entire frontage in accordance with City of Rialto Standard Drawings.

45. Construct an 8-inch curb and gutter, located at 48 feet west of centerline along the entire frontage in accordance with City of Rialto Standard Drawings.

46. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings.

47. Remove existing, 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 frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. 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.

SPRUCE AVENUE

48. Dedicate additional right-of-way along the entire frontage as may be required to provide an ultimate half width of 32 feet as required by the City Engineer.

49. Construct commercial driveway approaches 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, or as otherwise approved by the City Engineer.

50. Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer 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

1 Engineer. If necessary, additional pedestrian and sidewalk easements shall be
2 provided on-site to construct a path of travel meeting ADA guidelines.

3 51. Construct a 5 feet wide sidewalk located 7 feet behind the curb along the entire
4 frontage in accordance with City of Rialto Standard Drawings.

5 52. Construct an 8-inch curb and gutter, located at 20 feet east of centerline along
6 the entire frontage in accordance with City of Rialto Standard Drawings.

7 53. Construct a new underground electrical system for public street lighting
8 improvements. New marbelite street light poles with LED light fixtures shall be
9 installed as approved by the City Engineer, in accordance with City of Rialto
10 Standard Drawings.

11 54. Remove existing, and construct new pavement with a minimum pavement
12 section of 5 inches asphalt concrete pavement over 6 inches crushed
13 aggregate base with a minimum subgrade of 24 inches at 95% relative
14 compaction, or equal, along the entire frontage in accordance with City of Rialto
15 Standard Drawings. The pavement section shall be determined using a Traffic
Index ("TI") of 10. 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.

16 **ON-SITE**

17
18 55. Development of the site is subject to the requirements of the National Pollution
19 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by
20 the Santa Ana Regional Water Quality Control Board, Board Order No. R8-
21 2010-0036. Pursuant to the NPDES Permit, the developer shall ensure
22 development of the site incorporates post-construction Best Management
23 Practices ("BMPs") in accordance with the Model Water Quality Management
Plan ("WQMP") approved for use for the Santa Ana River Watershed. The
developer 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.

24
25 56. The minimum pavement section for all on-site pavement shall be designed by
26 a California registered Geotechnical Engineer using "R" values from the project
site and submitted to the City Engineer for approval.

27
28 57. An accessible pedestrian path of travel shall be provided throughout the site,
as required by applicable state and federal laws.

1
2 58. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all
3 existing electrical distribution lines of sixteen thousand volts or less and
4 overhead service drop conductors, and all telephone, television cable service,
5 and similar service wires or lines, which are on-site, abutting, and/or
6 transecting, shall be installed underground. Utility undergrounding shall extend
7 to the nearest off-site power pole; no new power poles shall be installed unless
8 otherwise approved by the City Engineer. A letter from the owners of the
9 affected utilities shall be submitted to the City Engineer prior to approval of the
10 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.

11 **SANITARY SEWER**

12 59. The developer shall connect to the City of Rialto sewer system and apply for a
13 sewer connection account with Rialto Water services.

14
15 60. Submit sewer improvement plans prepared by a California registered civil
16 engineer to the Engineering Division. The City Engineer shall approve the
plans prior to issuance of any building permits.

17
18 61. Prior to issuance of a certificate of occupancy, provide certification from Rialto
19 Water Services to demonstrate that all water and/or wastewater service
accounts have been documented.

20 **DOMESTIC WATER**

21
22 62. The developer is advised that Fontana Water Company provides domestic
23 water service. The developer shall be responsible for coordinating with
24 Fontana Water Company and complying with all requirements for establishing
domestic water service to the property.

25 **GRADING**

26
27 63. Submit a Precise Grading Plan prepared by a California registered civil
28 engineer to the Engineering Division for review and approval. The City

1 Engineer shall approve the Precise Grading Plan prior to issuance of a building
2 permit.

3 64. Prior to commencing with any grading, the required erosion and dust control
4 measures shall be in place. In addition, the following shall be included if not
5 already identified:

- 6 a. Perimeter screened fencing
- 7 b. Contractor information signage including contact information along
8 Valley Boulevard.
- 9 c. Post dust control signage with the following verbiage:
 - 10 i. "Project Name, WDID No., IF YOU SEE DUST COMING FROM
11 THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not
12 receive a response, Please call the AQMD at 1-800-CUT-
13 SMOG/1-800-288-7664"

14 65. Submit a Water Quality Management Plan identifying site specific Best
15 Management Practices ("BMPs") in accordance with the Model Water Quality
16 Management Plan ("WQMP") approved for use for the Santa Ana River
17 Watershed. The site specific WQMP shall be submitted to the City Engineer
18 for review and approval with the Precise Grading Plan. A WQMP Maintenance
19 Agreement shall be required, obligating the property owner(s) to appropriate
20 operation and maintenance obligations of on-site BMPs constructed pursuant
21 to the approved WQMP. The WQMP and Maintenance Agreement shall be
22 approved prior to issuance of a building permit, unless otherwise allowed by
23 the City Engineer.

24 66. A Notice of Intent (NOI) to comply with the California General Construction
25 Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified
26 September 2, 2009) is required via the California Regional Water Quality
27 Control Board online SMARTS system. A copy of the executed letter issuing a
28 Waste Discharge Identification (WDID) number shall be provided to the City
Engineer prior to issuance of a grading or building permit. The developer'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.

67. 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.

1
2 68. Provide pad elevation certifications for all building pads in conformance with
3 the approved Precise Grading Plan, to the Engineering Division prior to
4 construction of any building foundation.

5 69. Prior to issuance of a certificate of occupancy, demonstrate that all structural
6 BMP's have been constructed and installed in conformance with approved
7 plans and specifications, and as identified in the approved WQMP.

8 **DRAINAGE**

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

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

24 **GENERAL**

25
26 72. Any utility trenches or other excavations within existing asphalt concrete
27 pavement of off-site streets required by the proposed development shall be
28 backfilled and repaired in accordance with City of Rialto Standard Drawings.
The developer shall be responsible for removing, grinding, paving and/or

1 overlaying existing asphalt concrete pavement of off-site streets as required by
2 and at the discretion of the City Engineer, including additional pavement repairs
3 to pavement repairs made by utility companies for utilities installed for the
4 benefit of the proposed development (i.e. Fontana Water Company, Southern
5 California Edison, Southern California Gas Company, Time Warner, Verizon,
6 etc.). Multiple excavations, trenches, and other street cuts within existing
7 asphalt concrete pavement of off-site streets required by the proposed
8 development may require complete grinding and asphalt concrete overlay of
9 the affected off-site streets, at the discretion of the City Engineer. The
10 pavement condition of the existing off-site streets shall be returned to a
11 condition equal to or better than existed prior to construction of the proposed
12 development.

13
14 73. Upon approval of any improvement plan by the City Engineer, the improvement
15 plan shall be provided to the City in digital format, consisting of a DWG
16 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
17 (Adobe Acrobat) formats. The City Engineer may authorize variation of the
18 type and format of the digital data to be submitted to the City, upon prior
19 approval.

20
21 74. The original improvement plans prepared for the proposed development and
22 approved by the City Engineer (if required) shall be documented with record
23 drawing "as-built" information and returned to the Engineering Division prior to
24 issuance of a final certificate of occupancy. Any modifications or changes to
25 approved improvement plans shall be submitted to the City Engineer for
26 approval prior to construction.

27
28 75. Nothing shall be constructed or planted in the corner cut-off area of any
(intersection or) driveway which does or will exceed 30 inches in height
required to maintain an appropriate sight distance, as required by the City
Engineer.

76. All proposed trees within the public right-of-way and within 10 feet of the public
sidewalk and/or curb shall have City approved deep root barriers installed, as
required by the City Engineer.

MAP

77. A Parcel Map shall be prepared by a California registered Land Surveyor or
qualified Civil Engineer and submitted to the Engineering Division for review
and approval. A Title Report prepared for subdivision guarantee for the subject

property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Parcel Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits, or as approved by the City Engineer.

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

80. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TPM No. 2017-0008 is granted for a period of twenty-four (24) months from the effective date of this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, the Planning Commission may grant an extension of time for TPM No. 2017-0008 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 TPM No. 2017-0008.

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 10th day of January, 2018.

JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the ____ 10th day of January ____, 2018.

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

Vote on the motion:

1 AYES:

2 NOES:

3 ABSENT:

4 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
5 Rialto this 10th day of January, 2018.

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10 _____
SHEREE LEWIS, ADMINISTRATIVE ASSISTANT
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