



City of Rialto

Council Chambers
150 S. Palm Ave.
Rialto, CA 92376

Regular Meeting Planning Commission

*Chairperson John Peukert
Vice-Chair Frank Gonzalez
Commissioner Pauline Tidler
Commissioner Dale Estvander
Commissioner Artist Gilbert
Commissioner Al Twine
Commissioner Jerry Gutierrez
Student Maria Delgadillo*

Wednesday, August 30, 2017

6:00 PM

Council Chambers

Call To Order

Pledge of Allegiance

Roll Call

Chair John Peukert, Vice-Chair Frank Gonzalez, Jerry Gutierrez, Artist Gilbert, Al Twine, Dale Estvander, Pauline Tidler, Frank Gonzalez

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

1 [17-724](#)

Planning Commission Meeting Minutes For July 12, 2017 [Amended]

Attachments: [PC Minutes 7-12-2017 \(Amended\)](#)

2 [17-726](#)

Planning Commission Meeting Minutes For July 26, 2017

Attachments: [PC Minutes 7-26-2017](#)

Public Hearings

1 [17-774](#)

Tentative Parcel Map No. 19407: A request to allow the consolidation of seven (7) parcels of land (APNs: 0240-201-26, -28, -29, -36, -48, -49, & -61) into two (2) parcels of land to facilitate the development of a 384,893 square foot warehouse building (Parcel 1 16.93 net acres) and an existing stormwater detention basin of land (Parcel 2 6.30 net acres). The project site is located on the east side of Tamarind Avenue approximately 250 feet south of Walnut Avenue within the Planned Industrial Development (I-PID) zone of the Rialto Airport Specific Plan. A Mitigated Negative Declaration (**Environmental Assessment Review No. 16-05**) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 801: A request to allow the development of a 384,893 square foot warehouse building on 16.93 net acres of land located on the east side of Tamarind Avenue approximately 250 feet south of Walnut Avenue located within the Planned Industrial Development (I-PID) zone of the Rialto Airport Specific Plan.

Variance No. 713: A request to allow a variance from Section 5, Table 9 (Development Standards) of the Rialto Airport Specific Plan to increase the maximum allowable building height from 35 feet to 51 feet.

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Tentative Parcel Map No. 19407](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Building Elevations](#)

[Exhibit E - Conceptual Landscape Plan](#)

[Exhibit F - Lozeau & Drury, LLP Letter of Support](#)

[Exhibit G - Initial Study](#)

[Exhibit H - Mitigation Monitoring & Reporting Program](#)

[Exhibit I \(Prologis\) PC Resolution TPM No 19407.docx](#)

[Exhibit J - Draft Resolution of Approval for VAR No. 713](#)

[Exhibit K \(Prologis\) PC Resolution CDP 801.doc](#)

[Exhibit L - \(Prologis\) PC Resolution approving MND.docx](#)

- 2 [17-775](#) **Conditional Development Permit No. 2017-0025:** A request to allow the development of a 3,000 square foot Miguel's Jr. drive-thru (Pad C) on Parcel 26 of the Renaissance Marketplace (PM No. 19779). The project site (APN: 0264-151-66 & -78) is located at the northwest corner of Renaissance Parkway and Ayala Drive within the Town Center (TC) zone of the Renaissance Specific Plan.
- Attachments:** [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Floor Plan](#)
 [Exhibit D - Elevations](#)
 [Exhibit E \(Miguels\) PC Resolution CDP 2017-0025.doc](#)
- 3 [17-783](#) **Conditional Development Permit No. 2017-0028:** A request to allow the operation of a discount general merchandise store in an 8,213 square foot inline tenant space (Retail 3) within the Renaissance Marketplace retail center.
- Attachments:** [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Resolution Draft](#)
 [Exhibit D - Plans \(Retail 3 - 5 BeLow\)](#)
- 4 [17-788](#) **Parcel Map No. 2017-0004 (TPM 19806):** A request to allow the consolidation of four (4) parcels into two (2) parcels with an approximately 69.71 acres of land to facilitate the development of a 1,099,046 square foot Monster Distribution Center. The site is located at the north side of Miro Way between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.
- Attachments:** [Exhibit A - Location Map](#)
 [Exhibit B - Parcel Map No. 19806](#)
 [Exhibit C - Additional Sheet 3 with APN's](#)
 [Exhibit D \(Monster Energy\) PC REsolution TPM 19806.doc](#)
- 5 [17-797](#) **Conditional Development Permit No. 2017-0027:** A request to allow the operation of an auto salvage yard on a 3.5 acre parcel of land located at 2091 West Stonehurst Drive (APN: 1133-081-09). The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).
- Attachments:** [Exhibit A - Location Map](#)
 [Exhibit B - Site Map](#)
 [Exhibit C - Resolution](#)

Action Items

None

Planning Division Comments

Next Meeting: September 13, 2017

Planning Commission Comments

Adjournment



Legislation Details (With Text)

File #: 17-788 **Version:** 1 **Name:** Parcel Map 2017-0004
Type: Public Hearing **Status:** Agenda Ready
File created: 8/23/2017 **In control:** Planning Commission
On agenda: 8/30/2017 **Final action:**
Title: Tentative Parcel Map No. 2017-0004 (TPM 19806): A request to allow the consolidation of four (4) parcels into two (2) parcels with an approximately 69.71 acres of land to facilitate the development of a 1,099,046 square foot Monster Distribution Center. The site is located at the north side of Miro Way between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Parcel Map No. 19806, 3. Exhibit C - Additional Sheet 3 with APN's, 4. Exhibit D (Monster Energy) PC REsolution TPM 19806.pdf

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 30, 2017

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Robb Steel, Assistant CA/Development Services Director
REVIEWED BY: Gina M. Gibson-Williams, Planning Manager
FROM: Edgar Gonzalez, Contract Planner

Tentative Parcel Map No. 2017-0004 (TPM 19806): A request to allow the consolidation of four (4) parcels into two (2) parcels with an approximately 69.71 acres of land to facilitate the development of a 1,099,046 square foot Monster Energy Distribution Center. The site is located at the north side of Miro Way between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.

APPLICANT:

Hilton Schlosberg, LLC, 150 S. Palm Avenue, Rialto, CA 92376.

LOCATION:

The project site is located north of Miro Way between Locust Avenue and Linden Avenue (APN: 0240-251-37, 0240-251-44, Parcels A, B, C and D) within the Business Center (B-C) zone of the Renaissance Specific Plan (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Previous Entitlements

On July 26, 2016, the City Council certified an Addendum to the previously certified 2010 Final Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-33), and approved Conditional Development Permit No. 816 for the development of a Monster Energy Distribution Center. Additionally, on December 13, 2016 the City Council certified a Subsequent Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-55) for Planning Area 108, a portion of which included the project site. Subsequently, the Development Review Committee approved Precise Plan of Design No. 2458 for the site design, floor plan and elevations of the building.

As conditioned, the Applicant filed a Covenant to Hold Parcels as one, which was recorded at land closing and the City issued a Certificate of Compliance to facilitate the sale of the property. The Applicant filed a tentative parcel map to consolidate the lots permanently. The building is currently under construction.

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Monster Building Under Construction	Business Center (B-C)
North	Building 5 Under Construction	Business Center (B-C)
East	Vacant Land	Medium Density Residential (MDR) and Utilities/Public Facilities
South	Logistics Center/ County of San Bernardino Offices	Employment
West	Medline Distribution Center	Business Center (B-C)

General Plan Designations

Location	General Plan Designation
Site	Specific Plan
North	Specific Plan
East	Specific Plan
South	Specific Plan
West	Specific Plan

Site Characteristics

The project site is within the Business Center (B-C) zone of the Renaissance Specific Plan located north of Miro Way between Locust Avenue and Linden Avenue.

The zoning of the project site and the properties to the north and west are Business Center (BC) within the Renaissance Specific Plan. The zoning of the properties to the east are Medium Density Residential (MDR) and Utilities/Public Facilities within the Renaissance Specific Plan. The zoning of the properties to the south are Employment within the Renaissance Specific Plan. The project site and surrounding properties are within the former Rialto Airport.

ANALYSIS/DISCUSSION:

The proposed Parcel Map consolidates four (4) parcels into two (2) parcels encompassing approximately 69.71 acres of land to facilitate the development of a 1,099,046 square foot Monster Energy Distribution Center. Parcel 1 (APN 0240-251-37) consolidates Parcels B, C, D and portion of Parcel A into 48.83 acres. Parcel 2 (APN 0240-251-44) consolidates a portion of Parcel A into 20.9 acres. Parcel 1 facilitates development of the Monster Energy Distribution Center and Parcel 2 will remain vacant. Parcel 1 is approximately 1,839.41 feet (lot depth) by 1,324 feet (lot width). Parcel 2 is approximately 1,323.17 feet (lot depth) by 760 feet (lot width) (**Exhibit B & C**). The minimum lot area required for the Business Center (B-C) zone is 1 acre. The minimum required lot depth is 200 feet and the minimum required lot width is 200 feet. The proposed parcel meets the minimum lot area, width, and depth requirements of the Renaissance Specific Plan.

Land Use Compatibility

The project is consistent with the Business Center (BC) zone of the Renaissance Specific Plan and the surrounding land uses. The proposed project will not negatively impact the surrounding land uses since the Applicant will construct improvements including landscape buffers and solid screen walls. The project improves the surrounding area and benefits the community by eliminating vacant land. Upon project completion, the site will be enhanced aesthetically with a new structure, decorative walls, and landscaping, complying with the City's Design Guidelines.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

ENVIRONMENTAL IMPACT:

on July 26, 2016 the City Council certified an Addendum to the 2010 Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-33), in accordance with the California Environmental Quality Act (CEQA). On December 13, 2016 the City Council certified a Subsequent Environmental Impact Report (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan in accordance with CEQA. Both the Addendum and SEIR analyzed the development of the proposed distribution center. No further review under CEQA is required for the project.

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

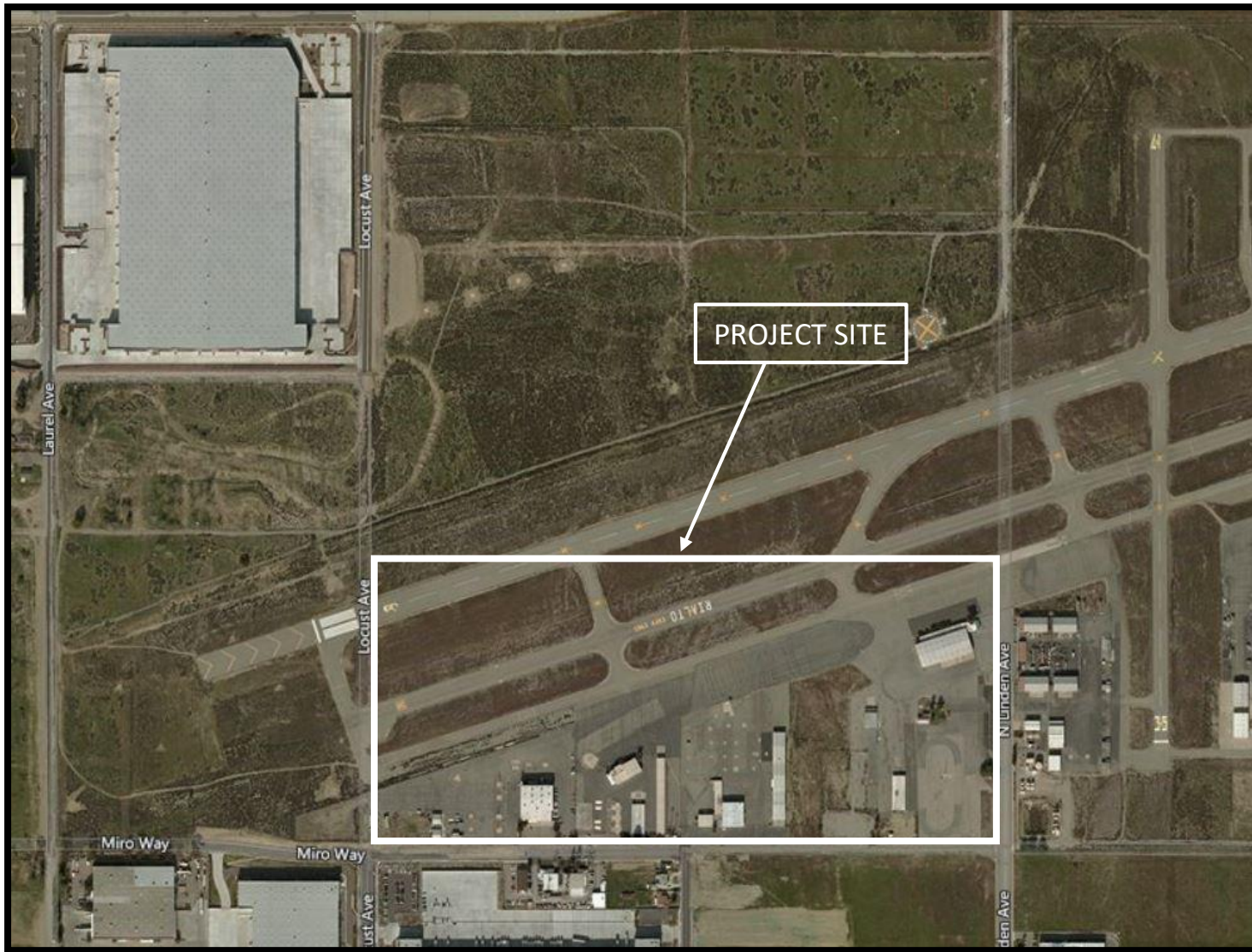
RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) to approve Tentative Parcel Map No. 2017-0004 to allow the consolidation of four (4) parcels into two (2) parcels with an approximately 69.71 acres of land to facilitate the development of a Monster Energy Distribution Center, subject to the findings and conditions therein.

Attachments:

1. Exhibit A Location Map
2. Exhibit B Tentative Parcel Map No. 19806
3. Exhibit C Tentative Parcel Map No. 19806 with APN's
4. Exhibit D Draft Resolution of Approval for Tentative Parcel Map No. 2017-0004



LOCATION MAP

Parcel Map No. 2017-0004
Source: 2016 Google Earth Image

EXHIBIT

A

NUMBER OF PARCELS: 2
GROSS ACREAGE: 69.707 AC
NET ACREAGE: 67.843 AC

PARCEL MAP NO. 19806

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

BEING A MERGER AND SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN
THE LAND COVERED BY THIS MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF THIS PARCEL MAP.

WE HEREBY DEDICATE A 8 FOOT WIDE EASEMENT TO THE CITY OF RIALTO FOR LANDSCAPE
PURPOSES AS SHOWN HEREON.

RECORD OWNERS:

RIALTO RENAISSANCE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME

PRINT TITLE

CITY OF RIALTO, A CALIFORNIA MUNICIPAL CORPORATION

BY: _____

PRINT NAME

PRINT TITLE

OTHER TITLE INTERSESTS

LEWIS-HILLWOOD RIALTO COMPANY, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME

PRINT TITLE

BENEFICIARY STATEMENT

LEWIS-HILLWOOD RIALTO COMPANY, A DELAWARE LIMITED LIABILITY COMPANY UNDER DEED OF
TRUST RECORDED MARCH 4, 2013 AS INSTRUMENT NO. 2013-0090138, O.R. OF SAN BERNARDINO
COUNTY.

BY: _____

PRINT NAME

PRINT TITLE

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____ } ss

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
NOTARY PUBLIC IN

MY PRINCIPAL PLACE OF BUSINESS IS IN _____
COUNTY

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____ } ss

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN _____
COUNTY

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

(NAME PRINTED)

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF _____ HAS BEEN EXECUTED AND FILED
WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF
CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY,
MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH
AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN
AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED
WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT
OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED

DATE

LAURA WELCH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

COUNTY AUDITOR'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE
NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY,
MUNICIPAL OR LOCAL TAXES, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
ASSESSMENTS, NOT YET PAYABLE, ESTIMATED TO BE : _____.

OSCAR VALDEZ
COUNTY AUDITOR-CONTROLLER\TREASURER\TAX COLLECTOR
COUNTY OF SAN BERNARDINO, CALIFORNIA

DATED: _____

BY: _____
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT
THE REQUEST OF RIALTO RENAISSANCE, LLC IN AUGUST 2016 AND THAT ALL MONUMENTS SHOWN HEREON
ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS
WITHIN 24 MONTHS AFTER THE RECORDATION DATE OF THIS MAP AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED IN COMPLIANCE WITH SECTION 66495 AND 66496 OF
THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE
APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE

MICHAEL J. KNAPTON, L.S. 8012,
REGISTRATION EXPIRES: 12/31/2018



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I HAVE FOUND IT TO BE SUBSTANTIALLY IN
CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED
BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY
SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE

ROBERT G. EISENBEISZ, RCE 54931
CITY ENGINEER
CITY OF RIALTO

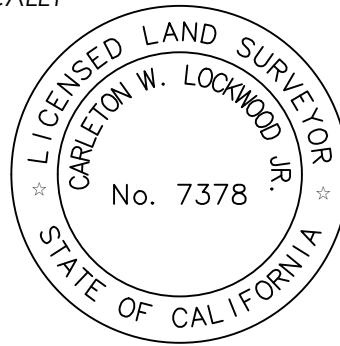


CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I HAVE FOUND THAT IT CONFORMS WITH THE
MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY
CORRECT.

DATE

CARLETON W. LOCKWOOD, JR., P.L.S. 7378
ACTING CITY SURVEYOR
CITY OF RIALTO



CITY CLERK'S STATEMENT:

I, BARBARA A. MCGEE, CITY CLERK FOR THE CITY OF RIALTO, DO HEREBY CERTIFY THAT THE CITY
COUNCIL, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ATTACHED MAP ON THE
_____ DAY OF _____, 201__.

AND THAT THEREUPON, SAID COUNIL DID ACCEPT, ON BEHALF OF THE CITY OF RIALTO FOR
PUBLIC USE:

AN EASEMENT TO THE CITY OF RIALTO FOR LANDSCAPE PURPOSES ALONG MIRO WAY AND
LOCUST AVENUE, AS SHOWN HEREON.

DATE

BARBARA A. MCGEE
CITY CLERK
CITY OF RIALTO

SAN BERNARDINO COUNTY RECORDERS CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____ THIS _____ DAY OF
_____, 20____, AT _____ M. IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF _____, IN THE AMOUNT OF _____

BOB DUTTON
ASSESSOR/RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

NUMBER OF PARCELS: 2
GROSS ACREAGE: 69.707 AC
NET ACREAGE: 67.843 AC

PARCEL MAP NO. 19806

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

BEING A MERGER AND ADJUSTMENT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN

SIGNATURE OMISSIONS

THE SIGNATURE OF THE PARTIES NAMED HEREINAFTER AS OWNER'S OF THE INTEREST SET FORTH, MY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 4, 2016 AS INSTRUMENT NO. 2016-0046375, OFFICIAL RECORDS.

COUNTY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR MONITORING WELLS, ACCESS AND INCIDENTAL PURPOSES RECORDED APRIL 16, 2008 AS INSTRUMENT NO. 2008-0168257, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-152955, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-152954, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 27, 2004 AS INSTRUMENT NO. 2004-0623037, OFFICIAL RECORDS.

RIALTO RENAISSANCE LLC, HOLDER OF AN EASEMENT FOR WALL AND MAINTENANCE PURPOSES RECORDED JANUARY 18, 2017 AS INSTRUMENT NO. 2017-0023389, OFFICIAL RECORDS.

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____) ss

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
NOTARY PUBLIC

(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES _____

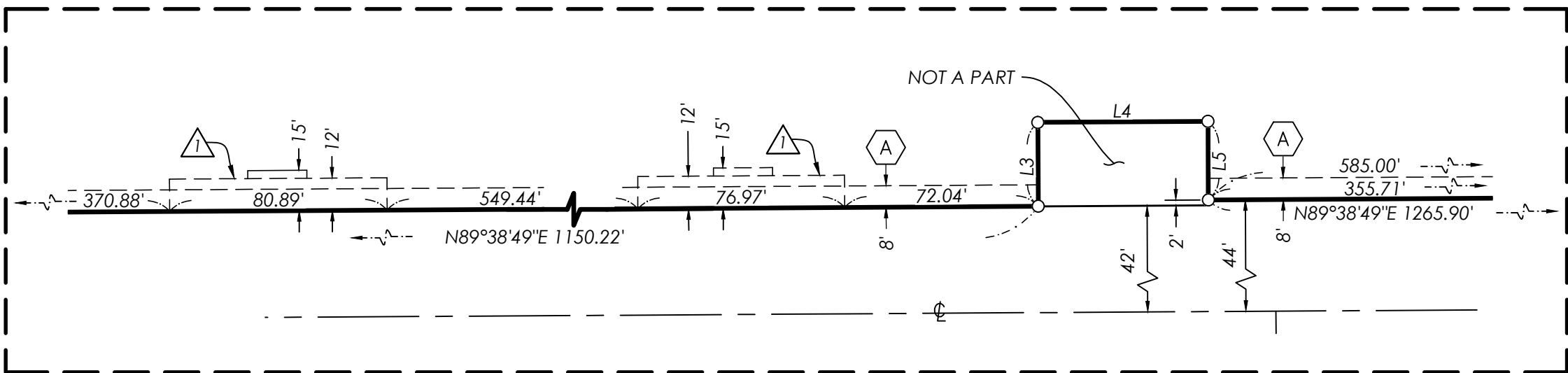
MY COMMISSION NUMBER _____

NUMBER OF PARCELS: 2
GROSS ACREAGE: 69.707 AC
NET ACREAGE: 67.843 AC

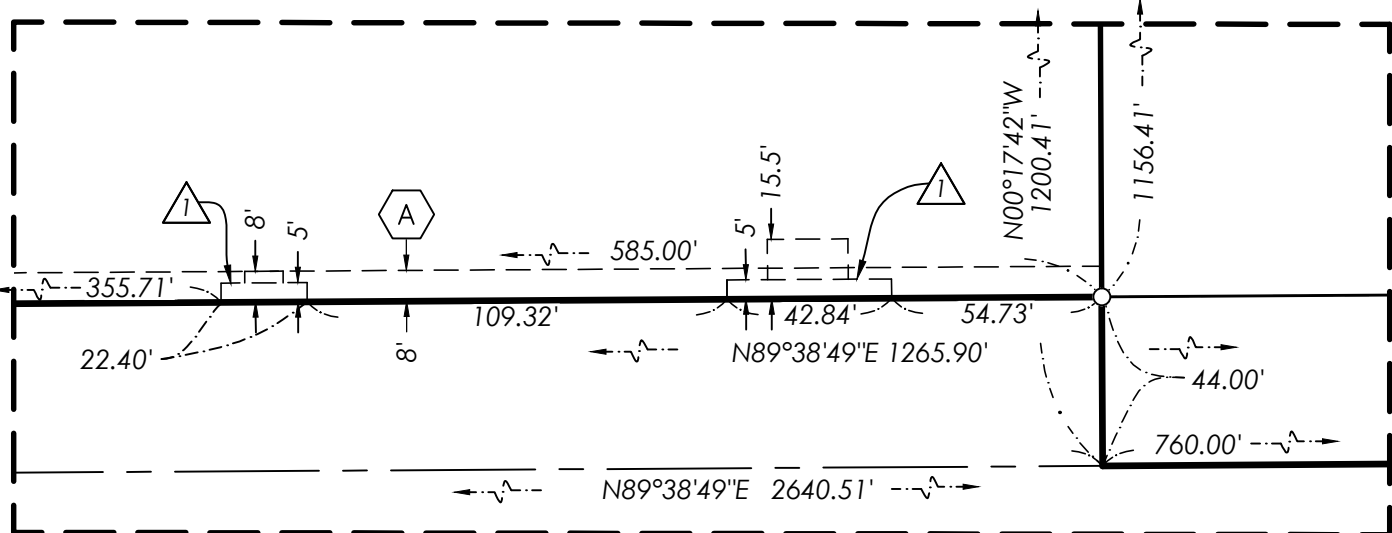
PARCEL MAP NO. 19806

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

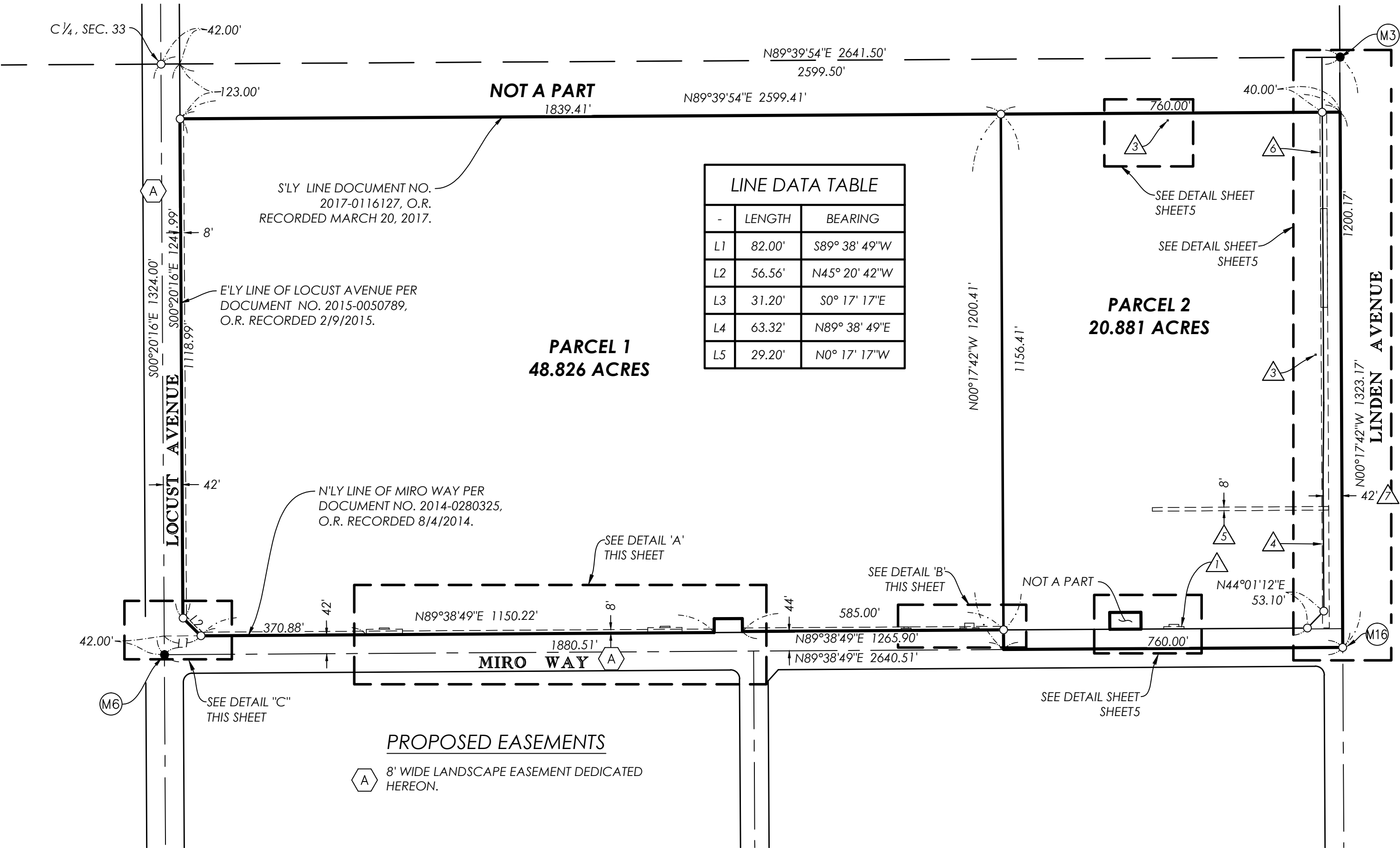
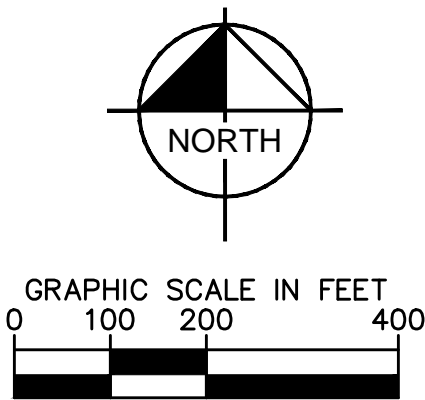
BEING A MERGER AND ADJUSTMENT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN



DETAIL "A"
NOT TO SCALE



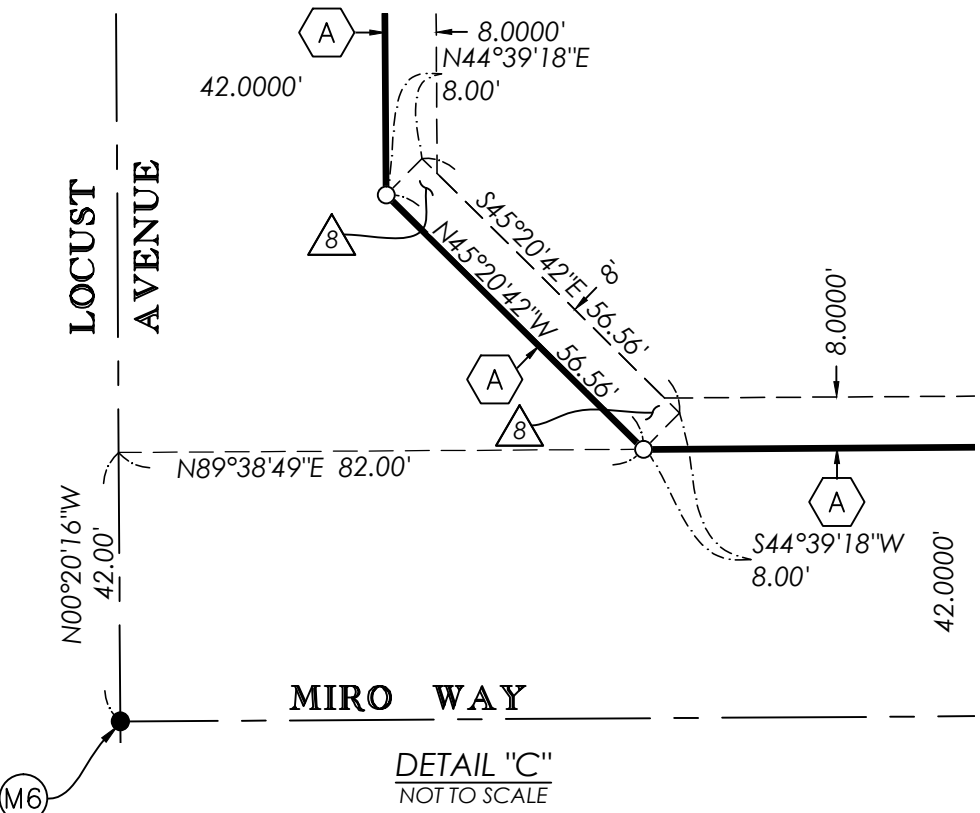
DETAIL "B"
NOT TO SCALE



LINE DATA TABLE		
	LENGTH	BEARING
L1	82.00'	S89° 38' 49"W
L2	56.56'	N45° 20' 42"W
L3	31.20'	S0° 17' 17"E
L4	63.32'	N89° 38' 49"E
L5	29.20'	N0° 17' 17"W

EXISTING EASEMENTS

- 1. UTILITY EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEBRUARY 4, 2016 AS INSTRUMENT NO. 2016-0046375, O.R.
- 2. 3' WIDE FOOTING EASEMENT IN FAVOR OF RIALTO RENAISSANCE LLC PER INSTRUMENT NO. 2017-0023389, O.R. RECORDED 1/18/2017.
- 3. EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO RECORDED APRIL 16, 2008 AS INSTRUMENT NO. 2008-0168257, O.R.
- 4. PUBLIC UTILITY EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-152955, O.R.
- 5. PUBLIC UTILITY EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 27, 2004 AS INSTRUMENT NO. 2004-0623037, O.R.
- 6. PUBLIC UTILITY EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-152954, O.R.
- 7. EASEMENT FOR PUBLIC RIGHT OF WAY PER RESOLUTION NO. 6933 RECORDED JUNE 15, 2016 AS DOCUMENT NO. 2016-0234616, O.R.
- 8. 8' WIDE EASEMENT IN FAVOR OF _____ RECORDED _____, O.R.



DETAIL "C"
NOT TO SCALE

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA
BEING A MERGER AND ADJUSTMENT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN

EXISTING EASEMENTS

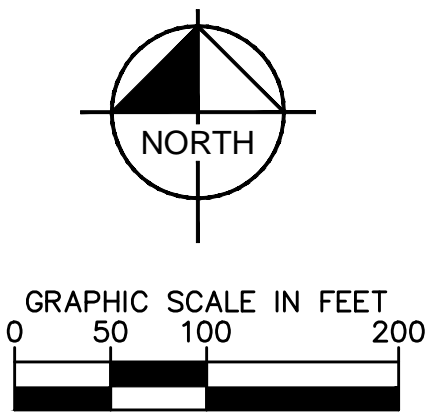
- DETAIL OF
PARCEL 2
20.881 ACRES**

PROPOSED EASEMENTS

- 8' WIDE LANDSCAPE EASEMENT DEDICATED HEREON.

LINE DATA TABLE		
-	LENGTH	BEARING
L6	37.50'	S0° 21' 11"E
L7	70.00'	S89° 38' 49"W
L8	37.50'	S0° 21' 11"E
L9	70.00'	N89° 38' 49"E

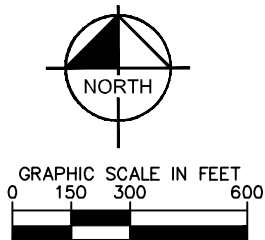
CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C1	1460.00'	18.39'	$\Delta=0^{\circ}43'18''$
C2	1500.00'	18.89'	$\Delta=0^{\circ}43'18''$



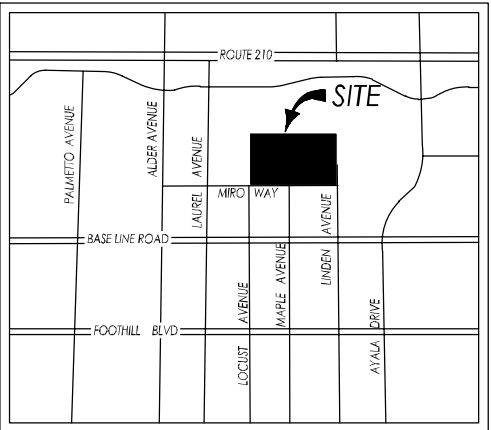
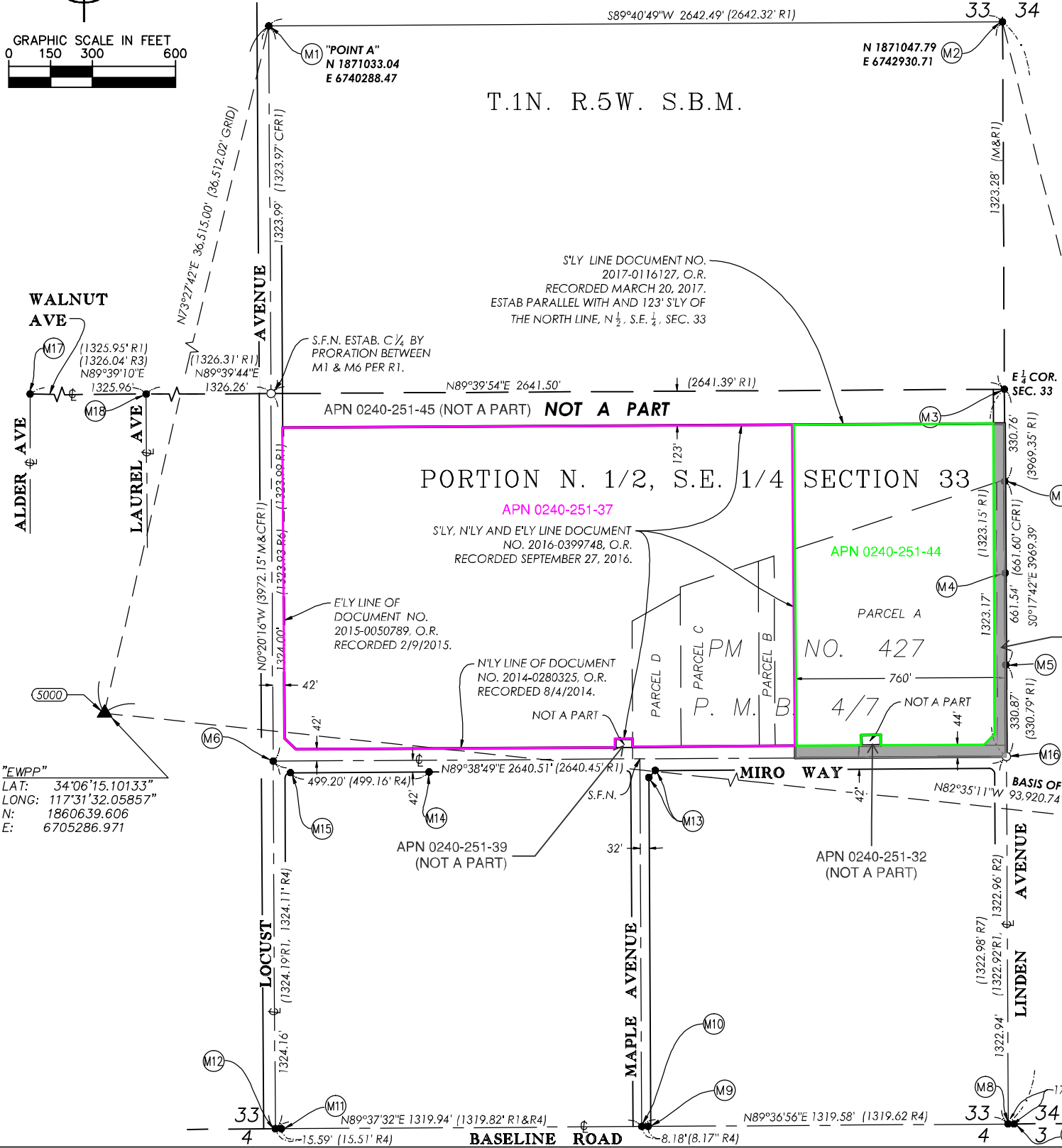
NUMBER OF PARCELS: 2
GROSS ACREAGE: 69.707 AC
NET ACREAGE: 67.843 AC

PARCEL MAP NO. 19806

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA
BEING A MERGER AND SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN



PROCEDURE OF SURVEY



NORTH
VICINITY MAP
NOT TO SCALE

REFERENCE LIST	
#	REFERENCE
R1	ROS 08-088 Bk 140/35 -51
R2	PM 19463, PMB 244/78-81
R3	PM 19602, PMB 244/94-96
R4	PM 19411, PMB 241/77-79
R5	CR 307/69
R6	PM 19603, PMB 246/15-18
R7	ROS, Bk 98/56

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83, EPOCH 2010.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "EWPP" AND (CSRC) "GISA" BEING SOUTH 82°35'11" EAST.

THE COMBINED GRID FACTOR AT "POINT A" IS 0.9999184217
USING AN ELEVATION OF 1774' NAVD88
GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR.

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- INDICATES MONUMENT AS NOTED HEREON.
- A 1" I.P. TAGGED "LS 8012", OR A LEAD & TAG STAMPED "LS 8012" SET IN CONCRETE OR A NAIL & TAG STAMPED "LS 8012" SET IN CONCRETE OR AN 8" SPIKE & WASHER STAMPED "LS 8012" SET IN ASPHALT OR A TAG "LS 8012" SECURED WITH EPOXY TO BE SET AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.
- INDICATES CORS GPS HORIZONTAL CONTROL STATION MONUMENT
- FOUND
- CENTERLINE
- CALCULATED FROM RECORD
- DISTANCE
- MARKED
- SEARCHED, FOUND NOTHING
- CORNER
- RECORD OF SURVEY
- MEASURED AND RECORD
- SPIKE
- ESTABLISHED
- INDICATES RECORD DATA

ESTABLISHMENT AND MONUMENT NOTES:

- FD 1" IP W/DISK MKD. "LS 7731" FLUSH PER CR 317/63 ACCEPTED AS CN 1/16 COR. SEC. 33
- FD 1" IP W/PLASTIC PLUG AND MAG NAIL, ILLEGIBLE, FLUSH IN LIEU OF 1" IP WITH DISK MKD. "RCE 28946" PER R1. ACCEPTED AS N. 1/16 COR. SEC. 33/34
- FD 1" IP W/DISK MKD. "RCE 28946" PER R1. ACCEPTED AS E. 1/4 COR. SEC 33
- FD 1" IP. OPEN, FLUSH PER MB 18/72 NOT ACCEPTED, MONUMENT LIES S89°42'18"W 0.18' FROM E'LY LINE OF SEC. 33
- FD 1" IP. OPEN, FLUSH PER MB 18/72. ACCEPTED AS POINT ON E'LY LINE SECTION 33
- FD GIN SPIKE AND WASHER MKD. "LS 5750", FLUSH IN AC. PER PENDING COR. RECORD. LOCATION ACCEPTED AS C S1/16 COR PER R3 AND R6.
- FD GEAR SPIKE W/DISK MKD. "LS 5411" FLUSH PER R5. ACCEPTED AS POINT ON CL BASELINE ROAD
- FD GEAR SPK W/DISK ILLEGIBLE IN AC, IN LIEU OF GEAR SPK W/DISK MKD. "LS 5411" PER R5. ACCEPTED AS SE COR. SEC. 33
- FD 1" IP WITH DISK MKD. "LS 6152", FLUSH PER R4
- FD 1" IP W/DISK MKD. "LS 6152" FLUSH, IN LIEU OF GEAR SPK WITH DISK MKD. "LS 5411" PER R4, ACCEPTED AS E. 1/16 COR. SEC. 33/4
- FD 1" IP W/DISK MKD. "LS 6152" FLUSH, IN LIEU OF GEAR SPK WITH DISK MKD. "LS 5411" PER R4, ACCEPTED AS POINT ON CL BASELINE ROAD
- FD 1" IP W/DISK MKD. "LS 6152" FLUSH PER R3, ACCEPTED AS S. 1/4 COR. SEC. 33/4
- FD 1" IP W/PLASTIC PLUG MKD. "LS 6922" PER R2
- FD LEAD AND DISK MKD. "LS 6152" IN SIDEWALK PER R4. ACCEPTED AS POINT ON RIGHT-OF-WAY.
- FD LEAD AND DISK MKD. "LS 6152" IN SIDEWALK PER R4. ACCEPTED AS POINT ON RIGHT-OF-WAY.
- S.F.N. ESTAB. 1/6 COR. SEC. 33 BY PRORATION PER R1 BETWEEN 1/4 COR. AND SE COR.
- FD GIN SPIKE AND WASHER MKD. "LS 5750", FLUSH IN AC. PER PENDING COR. RECORD. LOCATION ACCEPTED AS W 1/4 COR. SEC 33 PER R3.
- FD GIN SPIKE AND WASHER MKD. "LS 5750", FLUSH IN AC. PER PENDING COR. RECORD. LOCATION ACCEPTED AS C W1/16 COR PER R3.

RESOLUTION NO. 17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP TO ALLOW THE CONSOLIDATION OF FOUR (4) PARCELS INTO TWO (2) PARCELS WITH AN APPROXIMATELY 69.71 ACRES OF LAND TO FACILITATE THE DEVELOPMENT OF A 1,099,046 SQUARE FOOT MONSTER ENERGY DISTRIBUTION CENTER LOCATED NORTH OF MIRO WAY BETWEEN LOCUST AVENUE AND LINDEN AVENUE (APN 0240-251-37, 0240-251-44, PARCEL A, B, C AND D) WITHIN THE BUSINESS CENTER (B-C) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Hilton Schlosberg, proposes to consolidate four parcels of vacant land (Parcel A, B, C, and D) into two parcels (APN 0240-251-37 and 0240-251-44): Parcel 1 (APN 0240-251-37) will consolidate Parcels B, C, D and a portion of Parcel A into 48.83 acres, and Parcel 2 (APN 0240-251-44) will consolidate a portion of Parcel A into 20.9 acres ("Project") located north of Miro Way between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan ("Site"); and

WHEREAS, the Project will result in the creation of two (2) parcels with approximately 69.71 acres of land: Parcel 1 will facilitate the development of a 1,099,46 square foot Monster Energy Distribution Center, which was recently approved through Precise Plan of Design No. 2458 on August 17, 2016, and Parcel 2 will remain vacant; and

WHEREAS, previously, on July 26, 2016, the City Council certified an Addendum to the previously certified 2010 Final Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-33), and approved Conditional Development Permit No. 816 for the development of the Monster Energy Distribution Center; and

WHEREAS, additionally, the City Council certified a Subsequent Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-55), in December of 2016 for Planning Area 108, a portion of which included the Project Site; and

1 WHEREAS, as required by the above entitlement approvals, a Covenant to Hold Parcels
2 as One was recorded earlier in the entitlement process and the City issued a Certificate of
3 Compliance to facilitate the sale of the property; and

4 WHEREAS, the Project within the Business Center (B-C) zone requires the approval of a
5 parcel map, and the Applicant has agreed to apply for a ("TPM No. 19806"), in accordance with
6 Government Code Sections 66473.5 and 66474; and

7 WHEREAS, on August 30, 2017, the Planning Commission of the City of Rialto
8 conducted a duly noticed public hearing, as required by law, on TPM No. 19806, took testimony,
9 at which time it received input from staff, the city attorney, and the applicant; heard public
10 testimony; discussed the proposed TPM No. 19806; and closed the public hearing; and

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

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

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

16 SECTION 2. Based on substantial evidence presented to the Planning Commission during
17 the public hearing conducted with regard to TPM No. 19806, including written staff reports, verbal
18 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning
19 Commission hereby determines that TPM No. 19806 satisfies the requirements of Government
20 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to
21 approving a parcel map. The findings are as follows:

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

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

25 The Site has a General Plan designation of Specific Plan, and a zoning designation of
26 Business Center (B-C) within the Renaissance Specific Plan. The Project will consolidate
27 the Site into two (2) parcels with an approximately 69.71 acres of land to facilitate the
28 development of a 1,099,046 square foot Monster Energy Distribution Center. Per Section 3
(Development Criteria), Table 3-5 of the Renaissance Specific Plan, the required minimum

1 parcel size within the Business Center (B-C) zone is one (1) acre or 43,560 square feet. The
2 proposed parcel greatly exceeds the required minimum size.

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

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

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

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

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

13 The Site will contain two (2) parcels with an approximately 69.71 acres of land, fairly level,
14 and adjacent to secondary arterial streets (Miro Way, Locust Avenue and Linden Avenue) to
the south, west, and east, which will be able to accommodate the proposed use. The site is
15 compatible with the surrounding uses to the north, west and south, which have a zoning
16 designation of Business Center (B-C) and Employment within the Renaissance Specific
Plan. The development of the surrounding sites consist of existing industrial developments
17 and upcoming industrial developments that will be implemented in the future. Parcel 2 is
vacant, in the event that a proposed development shall be filed, the design of the building
18 shall anticipate the future residential development by accommodating setbacks, solid screen
walls and landscape buffering.

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

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

21 The Project will consolidate the site into two (2) parcels of land to facilitate the development
22 of a 1,099,046 square foot Monster Energy Distribution Center. The project meets all
23 critical on Table 3-5 of Section 3 (Development Standards) of the Renaissance Specific
Plan, as the development of the project has been approved by the Development Review
24 Committee. Therefore, the site is sufficient in size and shape to accommodate the proposed
25 density

- 26 5. That the design of the land division is not likely to cause substantial environmental
27 damage or substantially injure fish or wildlife or their habitat.
28

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

3 The City Council certified an Addendum to the 2010 Environmental Impact Report for
4 the Renaissance Plan (Environmental Assessment Review No. 16-33) on July 26, 2016,
5 and a Subsequent Environmental Impact Report (SEIR) (Environmental Assessment
6 Review No. 16-55) for the Renaissance Specific Plan on December 13, 2016, in
7 accordance with the California Environmental Quality Act (CEQA). Both the Addendum
8 and the SEIR analyzed the development of the proposed Monster Energy Distribution
Center. No further review under CEQA is required for the project. Any additional
document needed through the Subsequent Environmental Impact Report will be require
prior to any building issuance.

- 9 6. That the design of the land division is not likely to cause serious public health
10 problems.

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

12 The Project is consistent with the General Plan, the Business Center (B-C) zone within
13 the Renaissance Specific Plan and has been reviewed and approved by the Design
14 Review Committee (DRC) to ensure that the design of the Project meets the City's
15 Design Guidelines. The development of the project is consistent with the surrounding
16 industrial developments. The project is not expected to negatively impact any uses since
17 measures, such as landscape buffering and the installation of solid screen walls will be
18 implemented. Furthermore, 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. As a result, the Project is not likely to cause any public
health problems.

- 19
20 7. That the design of the land division or proposed improvements will not conflict with
21 easements, acquired by the public at large, for access through or use of, property
within the proposed land division.

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

23 Eight (8) easements exist on or near the project site. Upon completion of the Final Map and
24 street dedication. All easements provided will be remain. One (1) easement will be proposed
25 along Linden Avenue for landscape purposes.

26 SECTION 3. TPM No. 19806 is hereby approved to allow the consolidation of (4) parcels
27 into two (2) parcels with an approximately 69.71 acres of land (APN 0240-251-37, 0240-251-44,
28

Parcel A, B, C and D) located north of Miro Way between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.

SECTION 4. The City Council previously certified an Addendum to the 2010 Environmental Impact Report for the Renaissance Plan (Environmental Assessment Review No. 16-33) on July 26, 2016 and a Subsequent Environmental Impact Report (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on December 13, 2016, in accordance with the California Environmental Quality Act (CEQA). Both the Addendum and the SEIR analyzed the development of the Monster Energy Distribution Center. No further review under CEQA is required for the project.

SECTION 5. TPM No. 19806 is approved, in accordance with the plans and application on file with the Planning Division, subject to the following conditions:

1. TPM No. 19806 is approved allowing the consolidation of four (4) parcels into two (2) parcels with an approximately 69.71 acres of land to facilitate the development of a 1,099,046 square foot Monster Energy Distribution Center located north of Miro Way between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan (APN: 0240-251-37, 0240-251-44, Parcel A, B, C and D), as shown on the parcel map submitted to the Planning Division and as approved by the Planning Commission, subject to all requirements of the Business Center (B-C) zone of the Renaissance Specific Plan. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.
2. City inspectors shall have access to the Site to reasonably inspect the Site during normal working hours to assure compliance with these conditions and other codes.
3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning TPM No. 19806. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

5. All conditions of approval for TPM No. 19806 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
6. The Applicant shall pay all applicable development impact fees in accordance with the City of Rialto fee ordinance in effect at the time the fees are due, prior to the issuance of any building permits related to the Project.
7. A Precise Grading Plan shall be approved for the project by the City Engineer prior to the issuance of any building permits.
8. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
9. The Applicant shall landscape and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
10. All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period.
11. All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters. New meter pedestals shall be installed and electrical service paid by the developer, until such time as the improvements have been accepted and the underlying property is annexed into LLMD 2.
12. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.
13. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
14. The development of the Site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall ensure development of the site

incorporates post-construction Best Management Practices (“BMPs”) in accordance with the Model Water Quality Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed. The Applicant is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval.

15. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed 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. An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws.
17. The Applicant shall connect the development to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
18. The Applicant shall submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
19. All sewer mains constructed by the applicant and to become part of the public sewer system shall be pressure tested and digitally video recorded by the City’s wastewater system operator (Veolia) prior to acceptance of the sewer system for maintenance by the City. The developer shall be responsible for all costs associated with testing and inspection services. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
20. The Applicant shall provide certification from Rialto Water Services demonstrating that all water and/or wastewater service accounts have been documented, prior to the issuance of a Certificate of Occupancy.
21. The Applicant shall submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of a building permit.
22. The Applicant shall submit a Water Quality Management Plan identifying site specific Best Management Practices (“BMPs”) in accordance with the Model Water Quality Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance

obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer.

23. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The Applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading Plan.
25. The Applicant shall provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation.
26. Prior to 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.
27. 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 detention 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 detention 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.
28. Direct release of on-site nuisance water or storm-water runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the Project Site shall be provided through the use of

1 a minor storm drain system that collects and conveys nuisance water to landscape or
2 parkway areas, and in only a storm-water runoff condition, pass runoff directly to the
3 streets through parkway or under sidewalk drains.

- 4 29. Any utility trenches or other excavations within existing asphalt concrete pavement of
5 off-site streets required by the proposed development shall be backfilled and repaired in
6 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible
7 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
8 off-site streets as required by and at the discretion of the City Engineer, including
9 additional pavement repairs to pavement repairs made by utility companies for utilities
10 installed for the benefit of the proposed development (i.e. Fontana Water Company,
11 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
12 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
13 concrete pavement of off-site streets required by the proposed development may require
14 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
15 discretion of the City Engineer. The pavement condition of the existing off-site streets
16 shall be returned to a condition equal to or better than existed prior to construction of the
17 proposed development.
- 18 30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
19 electrical distribution lines of sixteen thousand volts or less and overhead service drop
20 conductors, and all telephone, television cable service, and similar service wires or lines,
21 which are on-site, abutting, and/or transecting, shall be installed underground. Utility
22 undergrounding shall extend to the nearest off-site power pole; no new power poles shall
23 be installed unless otherwise approved by the City Engineer. A letter from the owners
24 of the affected utilities shall be submitted to the City Engineer prior to approval of the
25 Grading Plan, informing the City that they have been notified of the City's utility
26 undergrounding requirement and their intent to commence design of utility
27 undergrounding plans. When available, the utility undergrounding plan shall be
28 submitted to the City Engineer identifying all above ground facilities in the area of the
project to be undergrounded.
31. Upon approval of any improvement plan by the City Engineer, the improvement plan
shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing
file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
formats. Variation of the type and format of the digital data to be submitted to the City
may be authorized, upon prior approval by the City Engineer.
32. The original improvement plans prepared for the proposed development and approved
by the City Engineer (if required) shall be documented with record drawing "as-built"
information and returned to the Engineering Division prior to issuance of a final
certificate of occupancy. Any modifications or changes to approved improvement plans
shall be submitted to the City Engineer for approval prior to construction.

- 1 33. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or)
2 driveway which does or will exceed 30 inches in height required to maintain an
3 appropriate sight distance, as required by the City Engineer.
- 4 34. All proposed trees within the public right-of-way and within 10 feet of the public
5 sidewalk and/or curb shall have City approved deep root barriers installed, as required
6 by the City Engineer.
- 7 35. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified
8 Civil Engineer and submitted to the Engineering Division for review and approval. A
9 Title Report prepared for subdivision guarantee for the subject property, the traverse
10 closures for the existing parcel and all lots created therefrom, and copies of record
11 documents shall be submitted with the Parcel Map to the Engineering Division as part of
12 the review of the Map. The Parcel Map shall be approved by the City Council prior to
13 issuance of any building permits.
- 14 36. A minimum of 48 inches of clearance for disabled access shall be provided on all public
15 sidewalks.
- 16 37. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,
17 striping, and street lights, associated with the proposed development shall be replaced as
18 required by the City Engineer prior to issuance of a Certificate of Occupancy.
- 19 38. The Applicant shall submit traffic striping and signage plans prepared by a California
20 registered civil engineer, for review and approval by the City Engineer. All required
21 traffic striping and signage improvements shall be completed concurrently with required
22 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a
23 building permit.
- 24 39. Construction signing, lighting and barricading shall be provided during all phases of
25 construction as required by City Standards or as directed by the City Engineer. As a
26 minimum, all construction signing, lighting and barricading shall be in accordance with
27 Part 6 "Temporary Traffic Control" of the 2012 California Manual on Uniform Traffic
28 Control Devices, or subsequent editions in force at the time of construction.
- 30 40. Approval of TPM No. 19806 shall be granted for a period of twenty-four (24) months
31 from the effective date of this resolution. An extension of time for TPM No. 19806
32 may be granted by the Planning Commission for a period or periods not to exceed a
33 total of thirty-six (36) months. An application for extension together with the
34 required fee shall be filed with the Planning Division prior to the expiration date of
35 TPM No. 19806.

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 30th day of August, 2017.

JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION