



City of Rialto

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

Legislation Text

File #: 17-629, Version: 1

For the Planning Commission Meeting of July 12, 2017

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

Tentative Tract Map No. 2017-0003 (TTM 20085): A request to subdivide 2.50 gross acres of land into eight (8) single-family lots. The project site is located on the west side of Linden Avenue approximately 950 feet south of Etiwanda Avenue (APN: 0243-151-07) within the Single-Family Residential (R-1C) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

APPLICANT:

SA Golden Investments, Inc., 918 S. Teakwood Avenue, Bloomington, CA 92316.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0243-151-07) located on the west side of Linden Avenue approximately 950 feet south of Etiwanda Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Single-Family Residence	Single-Family Residential (R-1C)
North	Single-Family Residences	Single-Family Residential (R-1C)
East	Single-Family Residences	Single-Family Residential (R-1C)
South	Single-Family Residence	Single-Family Residential (R-1C)
West	Single-Family Residence	Single-Family Residential (R-1A)

General Plan Designations

Location	General Plan Designation
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Site	Residential 6 (2.1 - 6.0 dwelling units per acre)
North	Residential 6 (2.1 - 6.0 dwelling units per acre)
East	Residential 6 (2.1 - 6.0 dwelling units per acre)
South	Residential 6 (2.1 - 6.0 dwelling units per acre)
West	Residential 6 (2.1 - 6.0 dwelling units per acre)

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of one parcel. The parcel is 2.50 gross acres in size with dimensions of 660 feet (east-west) by 165 feet (north-south). The site is generally vacant and covered by natural grasses, with the exception of one single-family residence that is located on the east side of the site near Linden Avenue. The applicant proposes to demolish the single-family residence and all accessory structures as a part of the project.

The project site is bound on the east by Linden Avenue. To the north of the project site is a single-family residential subdivision built in 1997, and to the east, across Linden Avenue, is another single-family residential subdivision built in 1978. To the south is a single-family residence built in 1955 that sits on 2.08 acres of land, and to the west is another single-family residence built in 1940 that sits on 1.90 acres of land. The zoning of the project site and the properties to the north, east, and south is Single-Family Residential (R-1C), and the zoning of the property to the west is Single-Family Residential (R-1A).

ANALYSIS/DISCUSSION:

Tentative Tract Map No. 2017-0003 (TTM 20085)

The applicant proposes to subdivide the project site into eight lots for a single-family residential development (**Exhibit B**). The proposed density of the project is 3.36 dwelling units per acre. Lot sizes for the new single-family lots range from 9,375 square feet to 11,115 square feet, with an average lot size of about 9,799 square feet. Each lot will have a depth of 125 feet, while the lot widths range from 75 feet to 90 feet, with an average lot width of 79 feet.

In conjunction with Tentative Tract Map No. 20085, the applicant proposes to construct one detached single-family residence on each new single-family lot for a total of eight new single-family residences (**Exhibit C**). The proposal includes three distinct plan types - Floor Plans A, B, and C and reverse footprints for a total of six footprints (**Exhibit D**). Floor Plan A is a two-story floor plan with 3,086 square feet, Floor Plan B is a two-story floor plan with 2,460 square feet, and Floor Plan C is a one-story floor plan with 2,474 square feet. The floor plans feature between four to seven bedrooms, three to four bathrooms, and a three-car garage. The applicant also proposes three different architectural themes - Spanish, Country, and Craftsman. Each house will have varied roof designs (hip and gable), concrete tile roofing, and exterior finishes consistent with each specific architectural style (**Exhibit E**).

The project, as submitted, complies with the applicable lot dimensions, setbacks, height limits, and lot coverage requirements of the R-1C zone.

Access to the subdivision will be provided via a new half-width stub street that will connect directly to Linden Avenue. The new street, to be named "Cornell Street", will terminate at the west side of the

project site upon development of the project, but will allow for a future extension/connection to the properties to the west and south. At the request of the Fire Department, the applicant will install a temporary asphalt turnaround at the end of the stub street upon initial development of the project. This temporary turnaround, located on Lot 8, will allow fire trucks to safely turnaround and exit the site should fire service ever be needed in the area. The Fire Department requests, as a condition of approval, that the applicant not develop Lot 8 until the new street is extended by a development in the future.

Development Review Committee

The Development Review Committee (DRC) reviewed the project on April 19, 2017. The DRC recommended approval of the project, subject to certain design revisions. The DRC required enhancements to each architectural theme and the incorporation of the temporary turnaround at the end of the stub street. The project plans incorporate the DRC's revisions. Public Works Engineering conditions of approval were also gathered at the meeting and are incorporated into the Resolution of Approval for the Tentative Map.

Fiscal Analysis

The applicant will bear the full capital cost of construction of the project and the required infrastructure improvements. No City funds will be used to construct the project. Prior to completion of the project, the applicant will pay plan check, permit, and development impact fees to the City. The applicant will pay approximately \$1,279,100 for those one-time fees, as shown in the chart below:

Fee	Capital	Operating	Total
Development Impact Fees	\$264,000	-	\$264,000
Building Plan Check / Permit Fees	-	\$24,500	\$24,500
Planning Fees	-	\$7,000	\$7,000
Engineering Plan Check / Permit Fees	-	\$18,750	\$18,750
One Time Fee Revenues	\$264,000	\$50,250	\$314,250

Fiscal impact reports for similar developments within the City projected an average annual net operating cost of \$288 per residential unit with the Utility Tax and \$722 per residential unit without the Utility Tax. At stabilized occupancy, the proposed project of eight homes would cost the City General Fund \$2,304 to \$5,776 more per year to service than the revenues derived. Staff recommends, as a condition of approval, that the applicant pay for the preparation of an operating fiscal impact report and mitigate the impacts, if any, through the annexation into a Community Facilities District, payment of a one-time mitigation fee, or other acceptable mitigations measures.

GENERAL PLAN CONSISTENCY:

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

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Goal 2-21: Ensure high-quality planned developments in Rialto.

ENVIRONMENTAL IMPACT:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Class 32 allows for the exemption of a project that is less than 5.0 acres in size and is surrounded by existing developments. A Notice of Exemption form is attached to agenda report (**Exhibit F**).

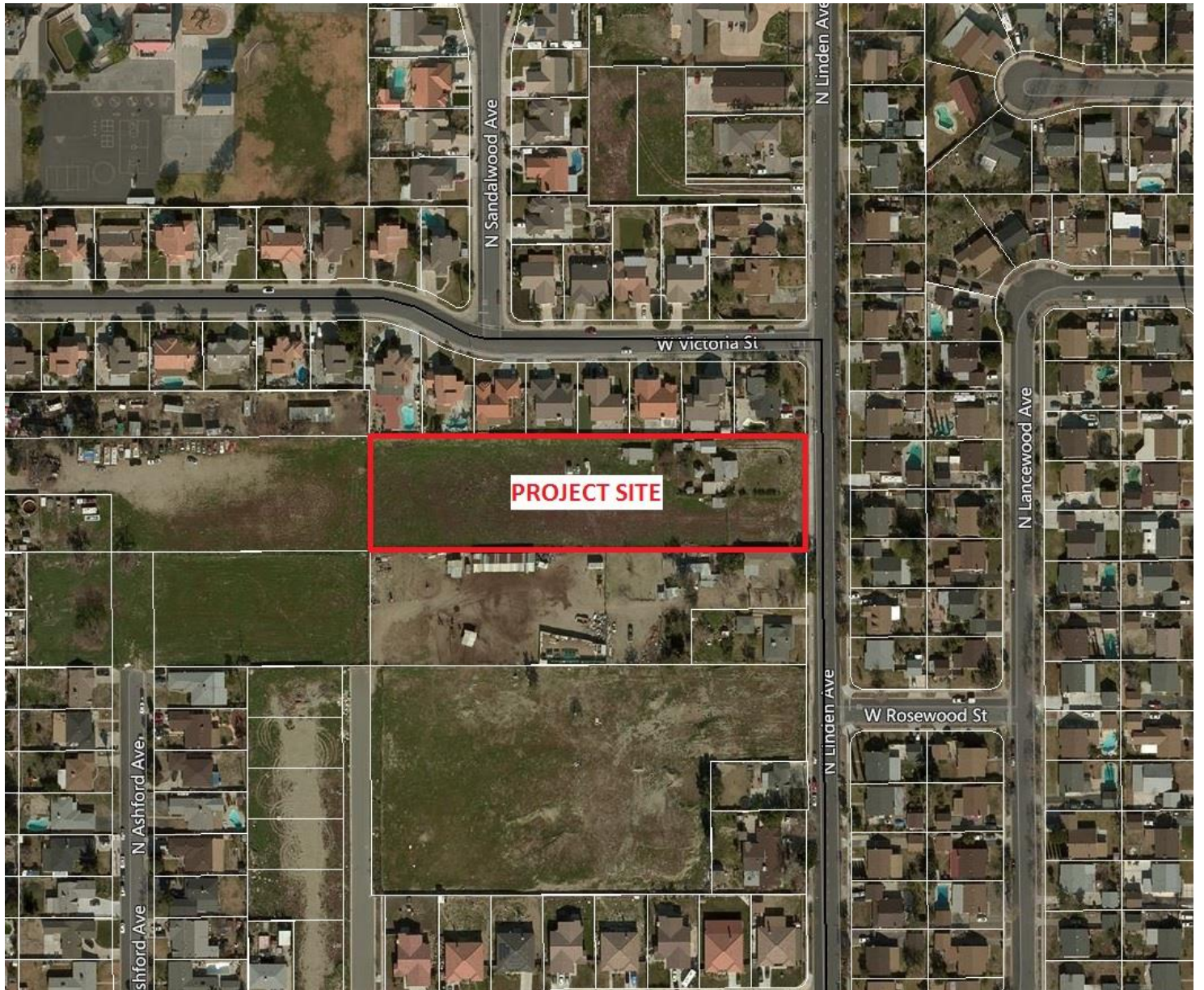
PUBLIC NOTICE:

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 G**) to approve Tentative Tract Map No. 2017-0003 to allow the subdivision of 2.50 gross acres of land (APN: 0243-151-07) into eight single-family lots, subject to the findings and conditions contained therein.



Project Location Map



TENTATIVE TRACT MAP NO. 20085

IN THE CITY OF RIALTO , COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF FARM LOT 418,
ACCORDING TO SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY,
AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

S. D. ENGINEERING AND ASSOCIATES

JUNE, 2017

OWNER/APPLICANT

MR. SABER AWAD
S A GOLDEN INVESTMENTS, INC.
818 S. TEAKWOOD AVENUE
BLOOMINGTON, CA 92316
PH: (909) 519-3346

PROPERTY ADDRESS

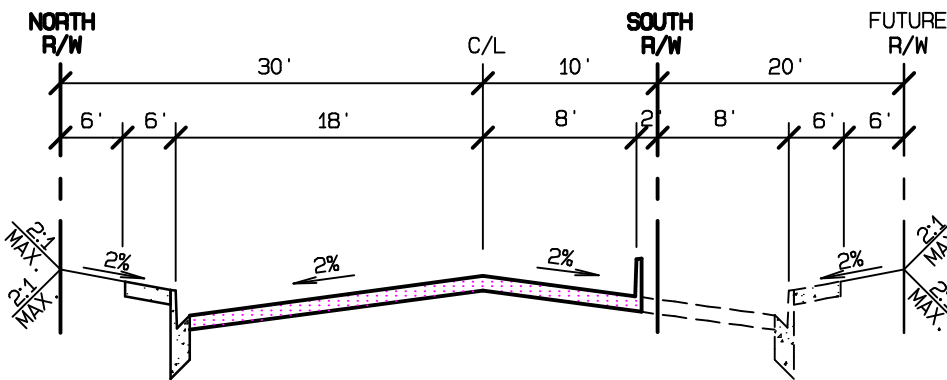
642 N. LINDEN AVENUE
RIALTO, CA 92376

ENGINEER

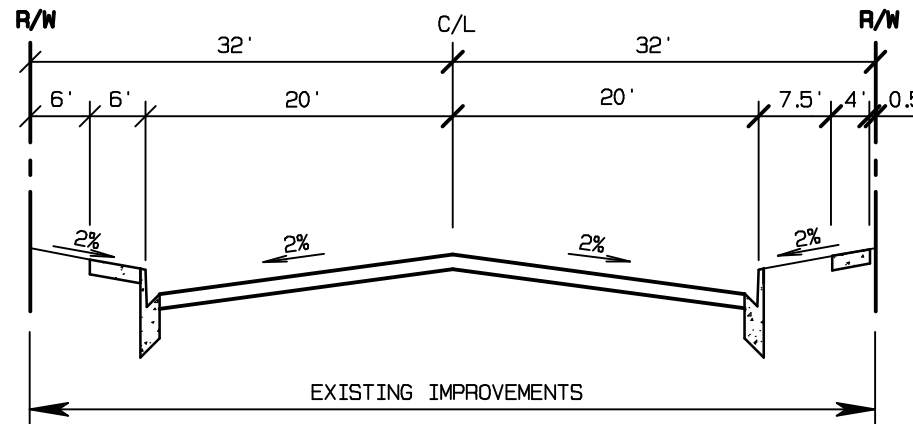
S.D. ENGINEERING AND ASSOCIATES
ATTN: MR. SURESH DODDIAH, P.E.
242 E. AIRPORT DRIVE, STE. 212
SAN BERNARDINO, CA. 92408
PH: (909) 215-3451
EMAIL: SURESH@SDENGINEERING.NET

GENERAL NOTES

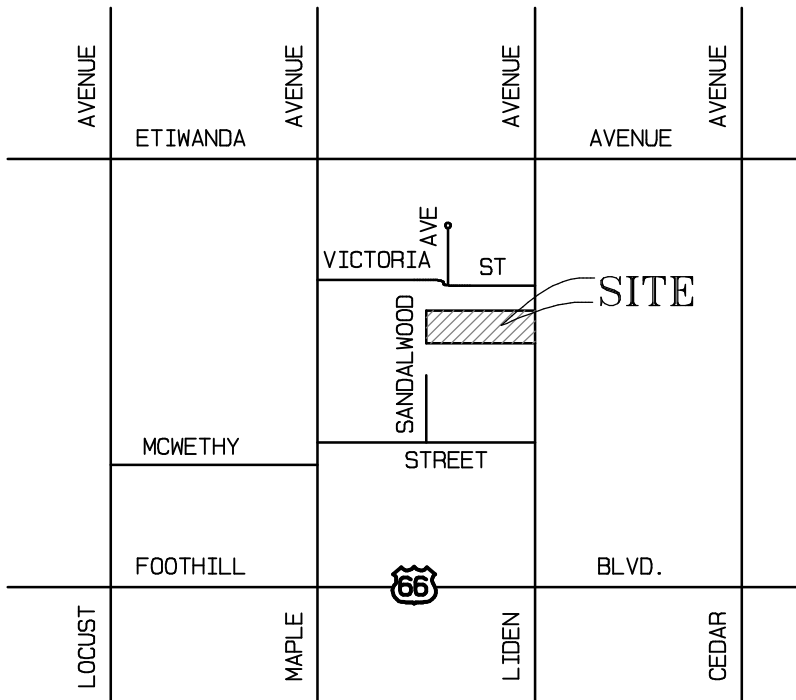
1. ASSESSOR'S PARCEL No.s: 0243-151-07
2. GROSS ACREAGE: 2.50 ACRES
3. NET ACREAGE: 2.38 ACRES
4. NUMBER OF LOTS: 8 LOTS
5. PROJECT DENSITY: 3.4 LOTS/AC
6. EXISTING ZONING: R1C-7700 S.F.
7. GENERAL PLAN: R-1



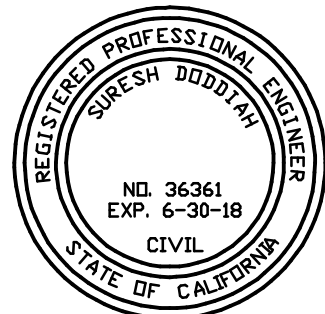
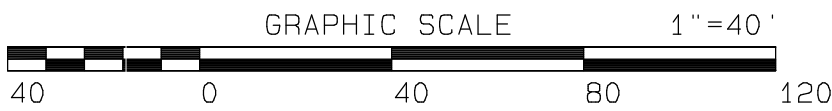
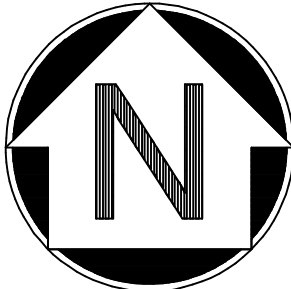
TYPICAL SECTION
W. CORNELL STREET
NTS



TYPICAL SECTION
LINDEN AVENUE
NTS



VICINITY MAP
NTS



S.D. ENGINEERING AND ASSOCIATES
LAND PLANNING AND CIVIL ENGINEERING
242 E. AIRPORT DRIVE, STE. 212 - SAN BERNARDINO, CA 92408
PHONE (909) 884-7090 EMAIL: suresh@sdengineering.net

SURESH DODDIAH R.C.E. NO. 38361
DATE EXP. DATE: 06-30-18

UTILITIES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
PH: 1- (800)-655-4555
WATER: SAN GABRIEL VALLEY WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PH: (909)-201-7375
SEWER: CITY OF RIALTO
335 W. RIALTO AVENUE
RIALTO, CA. 92376
PH: (909)-421-4999
GAS: SOUTHERN CALIFORNIA GAS COMPANY
PH: 1- (800)-427-2200
TELEPHONE: PACIFIC BELL
PH: (909)-369-2514
REFUSE: WASTE MANAGEMENT OF INLAND EMPIRE
PH: (909)-591-1714

APPLICANT / OWNER

SA GOLDEN INVESTMENT INC.
CONTACT: SABER AWAD
CELL: (909)519-3346
EMAIL: EWED@sbcglobal.net

DESIGNER

DIXI DESIGN
1231 N. CACTUS AVE. # E
RIALTO CA, 92376
CONTACT: LUIS SERMENO
CELL: (909)549-5563
EMAIL: lash41@hotmail.com

PROJECT ADDRESS:

642 N. LINDEN AVE.
RIALTO, CA 92376

APN# 0243-151-07

GENERAL PLAN

R-1

GROSS ACREAGE

2.5 ACRES

NET ACREAGE

2.38 ACRES

PROJECT DENSITY

3.4 LOTS / AC

NUMBER OF LOTS

8

OCCUPANCY

SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE

V-B

BUILDING CODE

2016 CBC, 2016 CEC, 2016 CPC,
2016 CMC, 2016 C ENERGY C.

NUMBER OF STORIES

1 & 2

TRACT

TTM-20085

CITY

RIALTO

COUNTY

SAN BERNARDINO

STATE

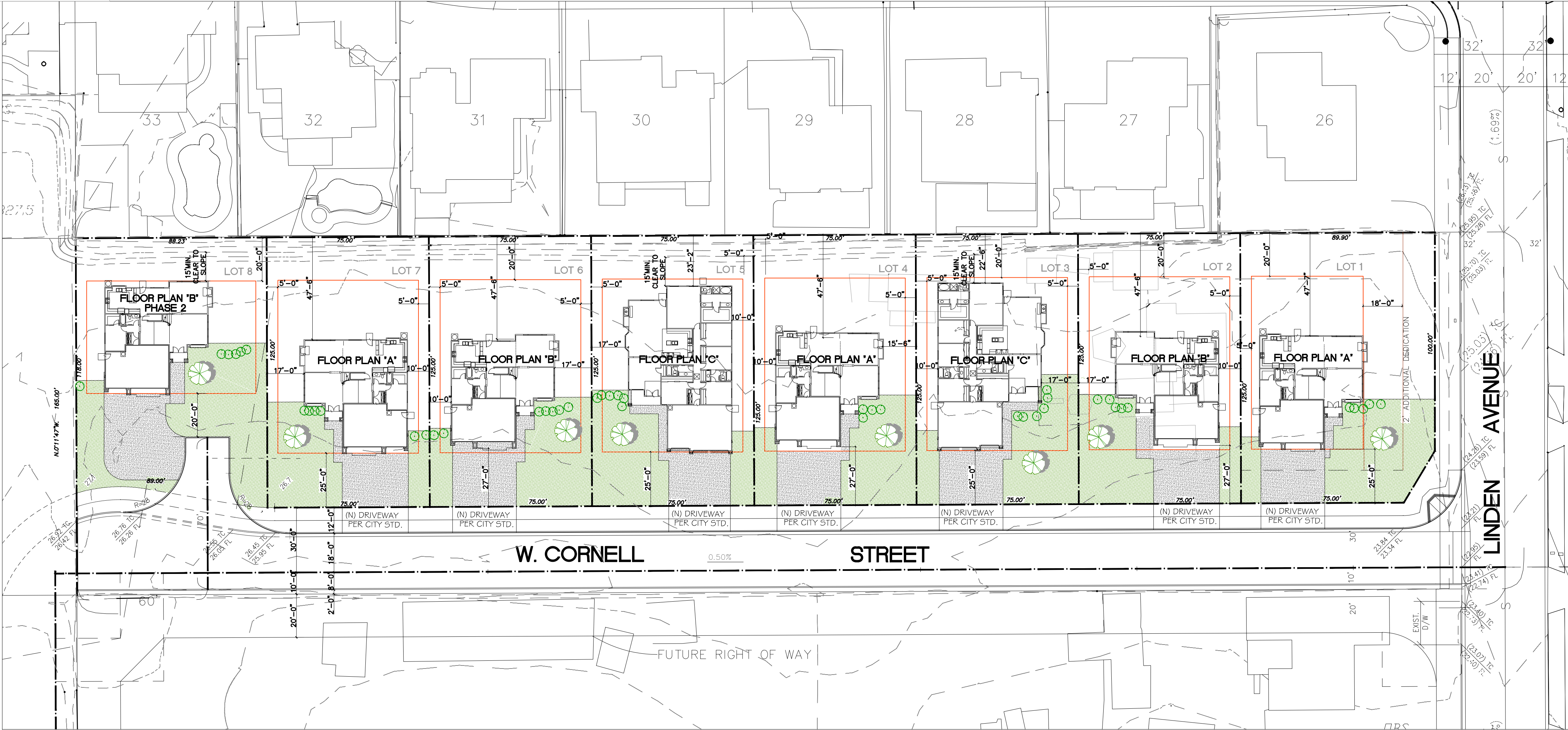
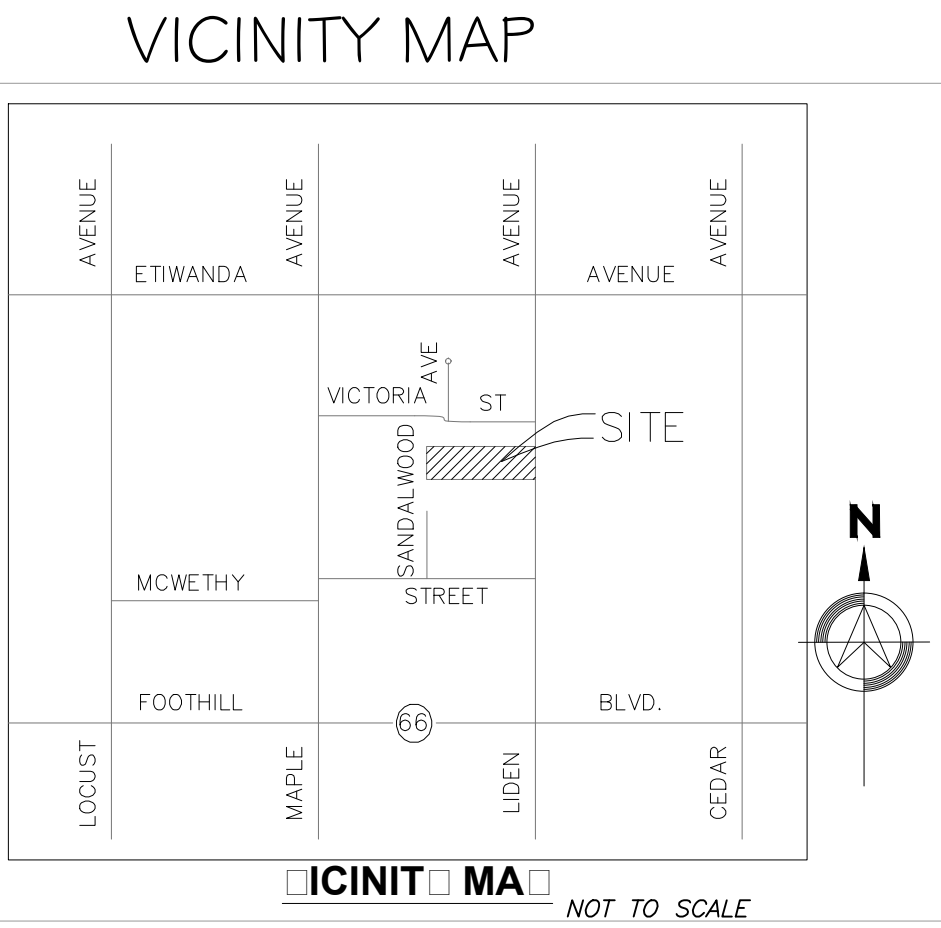
CALIFORNIA

NOTES:

- ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 PLUMBING CODE, THE 2016 CALIFORNIA MECHANICAL CODE, AND THE 2016 CALIFORNIA ENERGY CODE & 2016 CALIFORNIA GREEN BUILDING STANDARD CODE.

- ALL DWELLINGS WILL HAVE FIRE SPRINKLERS INSTALLED.

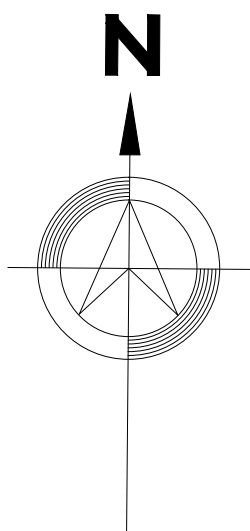
SHEET INDEX		
SHEET #	A-1	SITE PLAN
SHEET #	A-2	FLOOR PLAN DESIGN TYPE "A"
SHEET #	A-3	ELEVATIONS STYLE "A.1"
SHEET #	A-4	ELEVATIONS STYLE "A.2"
SHEET #	A-5	FLOOR PLAN DESIGN TYPE "B"
SHEET #	A-6	ELEVATION STYLE "B.1"
SHEET #	A-7	ELEVATION STYLE "B.2"
SHEET #	A-8	FLOOR PLAN DESIGN TYPE "C"
SHEET #	A-9	ELEVATION STYLE "C.1"
SHEET #	A-10	ELEVATION STYLE "C.2"
SHEET #	L-1	PRELIMINARY LANDSCAPE PLAN



LOT #	LOT SIDE	FLOOR PLAN	DESIGN TYPE	TOTAL LIVING AREA	NEW HOUSE (1st. Floor)	NEW HOUSE (2nd. Floor)	NEW GARAGE	NEW PORCH	TOTAL SQUARE FOOTAGE	LOT COVERAGE	LANDSCAPE
1	11,115.00 SQ.FT.	"A"	"A.1" (COUNTRY)	3,086.02 SQ.FT.	1,499.33 SQ.FT.	1,586.69 SQ.FT.	735.74 SQ.FT.	36.80 SQ.FT.	3,858.56 SQ.FT.	20%	73%
2	9,375.00 SQ.FT.	"B"	"B.1" (SWAPSHAW)	2,460.38 SQ.FT.	1,392.93 SQ.FT.	1,067.45 SQ.FT.	592.00 SQ.FT.	36.80 SQ.FT.	3,089.18 SQ.FT.	15%	67%
3	9,375.00 SQ.FT.	"C"	"C.1" (COUNTRY)	2,473.84 SQ.FT.	2,473.84 SQ.FT.		639.66 SQ.FT.	89.4 SQ.FT.	3,202.99 SQ.FT.	34%	68%
4	9,375.00 SQ.FT.	"A"	"A.2" (SWAPSHAW)	3,086.02 SQ.FT.	1,499.33 SQ.FT.	1,586.69 SQ.FT.	735.74 SQ.FT.	36.80 SQ.FT.	3,858.56 SQ.FT.	24%	68%
5	9,375.00 SQ.FT.	"C"	"C.2" (SWAPSHAW)	2,473.84 SQ.FT.	2,473.84 SQ.FT.		639.66 SQ.FT.	89.4 SQ.FT.	3,202.99 SQ.FT.	34%	68%
6	9,375.00 SQ.FT.	"B"	"B.2" (SWAPSHAW)	2,460.38 SQ.FT.	1,392.93 SQ.FT.	1,067.45 SQ.FT.	592.00 SQ.FT.	36.80 SQ.FT.	3,089.18 SQ.FT.	15%	67%
7	9,375.00 SQ.FT.	"A"	"A.1" (COUNTRY)	3,086.02 SQ.FT.	1,499.33 SQ.FT.	1,586.69 SQ.FT.	735.74 SQ.FT.	36.80 SQ.FT.	3,858.56 SQ.FT.	24%	68%
8	10,502.00 SQ.FT.	"B"	"B.1" (SWAPSHAW)	2,460.38 SQ.FT.	1,392.93 SQ.FT.	1,067.45 SQ.FT.	592.00 SQ.FT.	36.80 SQ.FT.	3,089.18 SQ.FT.	13%	67%

SITE ☐ LAN

SCALE 1/30" = 1'-0"



DIXI DESIGN

DESIGNER:

BUILDING DESIGN
1231 N. CACTUS AVE. # E RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

LUIS A. SERMENO

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REVISIONS

SUBMITTAL

SCOPE OF WORK

8 NEW HOUSES
PRECISE PLAN OF DESIGN
TENTATIVE TRACT MAP NO. 20085
642 N. LINDEN AVE.
RIALTO, CA 92376

APPLICANT / OWNER

SA GOLDEN INVESTMENTS, INC.
918 S. TEAKWOOD AVENUE
BLOOMINGTON, CA 92316
PH: (909) 519-3346

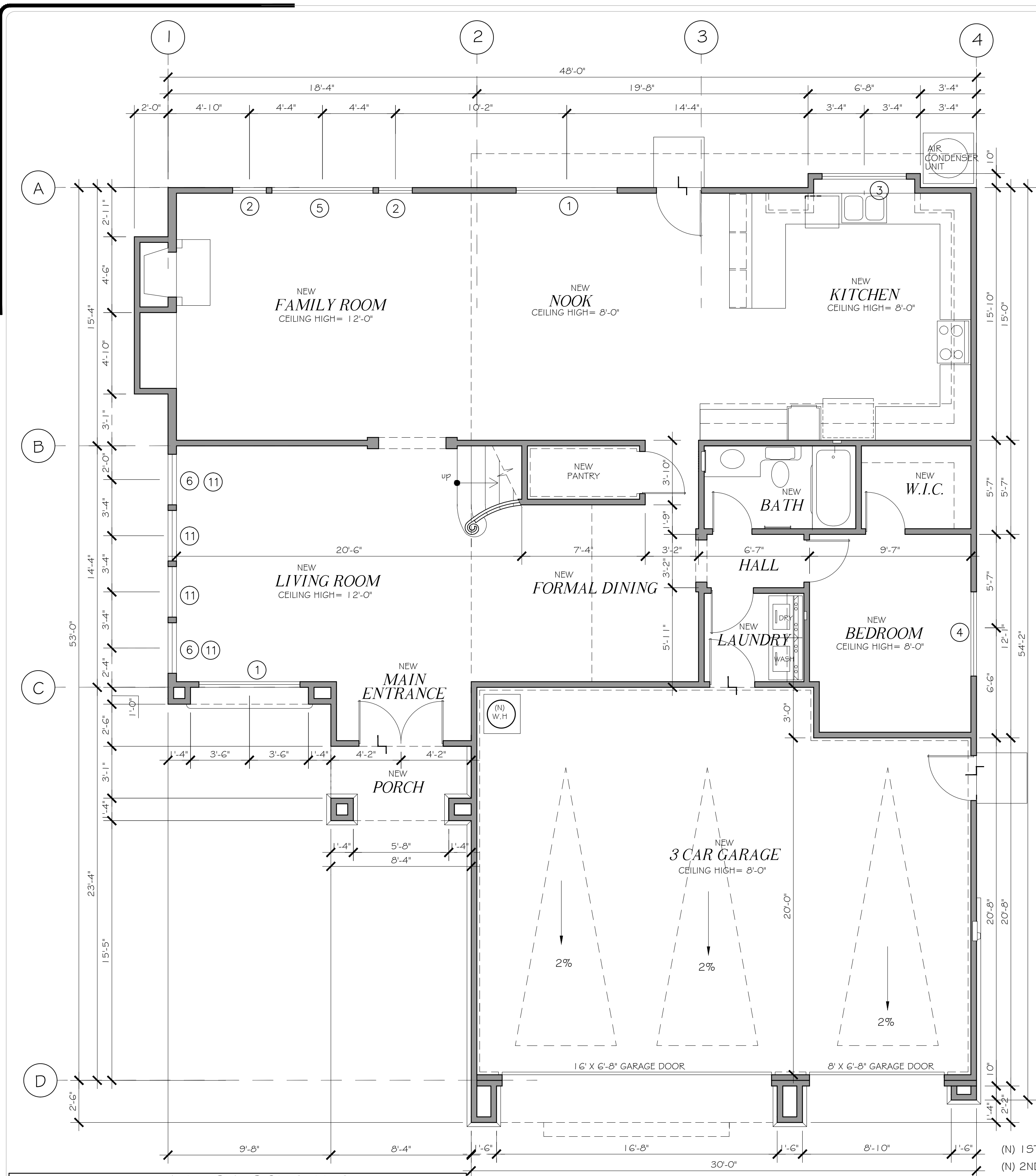
PLAN NAME

SITE PLAN

SHEET No.

A-1

SCALE AS SHOWN
DATE PLOT
6/17

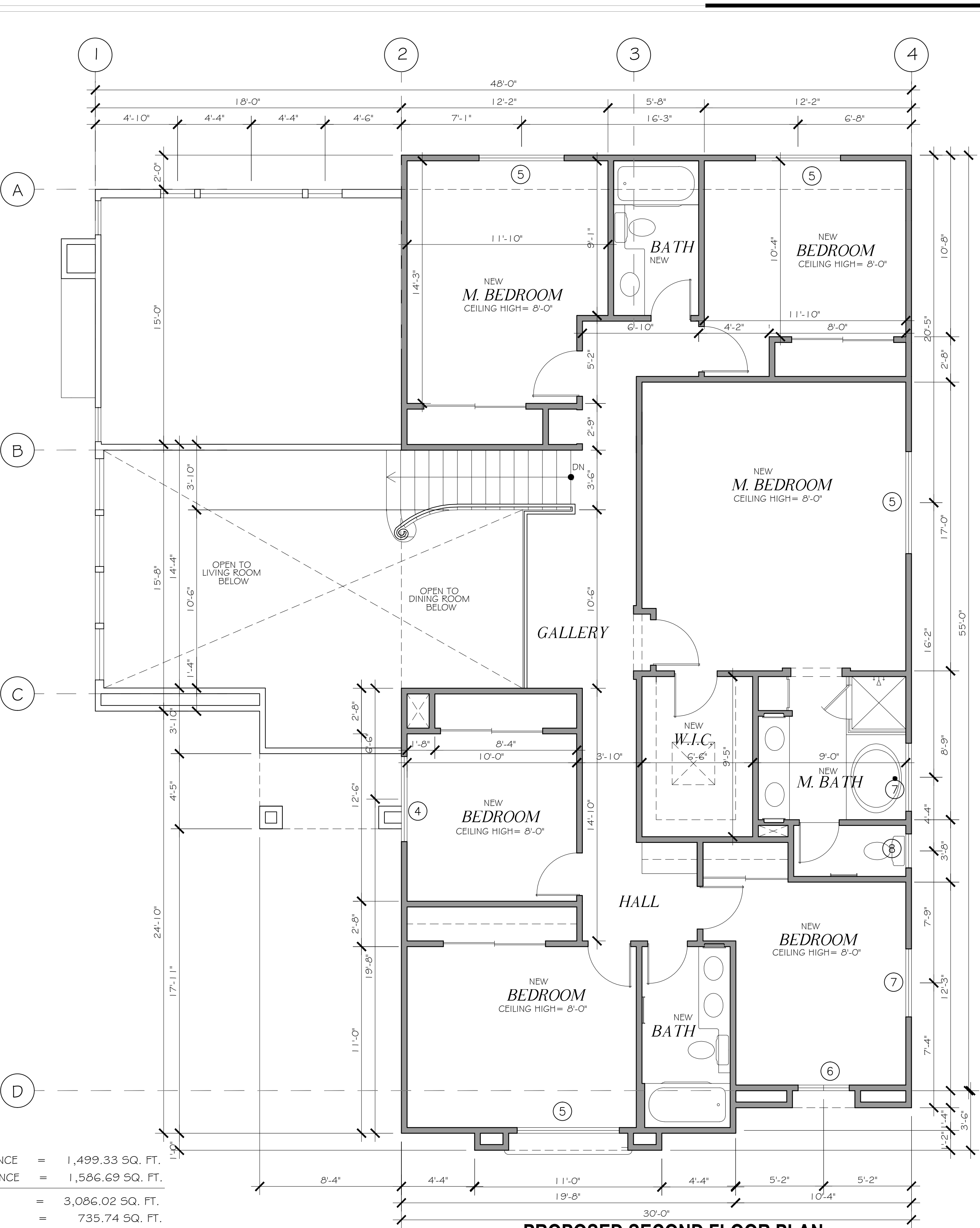


WINDOW SCHEDULE						
No	WIDE	HIGH	GLASS	Dbl Gliss	FRAME TYPE	MANUFACT.
1	6'-0"	5'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
2	2'-0"	4'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
3	5'-0"	3'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
4	5'-0"	4'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
5	6'-0"	4'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
6	3'-0"	4'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
7	4'-0"	4'-0"	TEMP.		SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
8	2'-0"	3'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
10	2'-0"	2'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
11	3'-0"	2'-0"			SLIDING WINDOW, VINYL FRAMES	MILGUARD OR EQUAL
NOTE: EGREES WINDOWS = 5.7 SQ.FT. CLEAR OPENABLE AREA, 24" MIN. HEIGHT, 20" MIN. CLEAR WIDTH, SILL TO FINISH FLOOR, 44" MAX.						

PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

(N) 1ST. FLOOR RESIDENCE	=	1,499.33 SQ. FT.
(N) 2ND. FLOOR RESIDENCE	=	1,586.69 SQ. FT.
TOTAL LIVING AREA	=	3,086.02 SQ. FT.
(N) GARAGE	=	735.74 SQ. FT.
(N) FRONT PORCH	=	36.80 SQ. FT.
TOTAL	=	3,858.56 SQ. FT.

- FLOOR PLAN NOTES
- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
 - WALL INSULATION SHALL BE R-13
 - ROOF INSULATION SHALL BE R-30
 - ALL RECEPTACLES IN BATH SHALL BE GFI. OUTSIDE RECEPTACLES SHALL BE WEATHER PROOF.
 - ALL WINDOWS SHALL BE DUAL PANE
 - ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
 - FANS SHALL HAVE 5 AIR CHANGES PER HOUR
 - SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
 - THE PAD SUPPORTING CONDENSER OR COMPRESSOR FROM THE GROUND MUST BE NOT LESS THAN 3" ABOVE GRADE.
 - ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING. CBC 1205.2.1.



PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

DIXI DESIGN

DESIGNER:

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REVISIONS

SUBMITTAL

TRACT MAP No. 20085
NEW HOUSE, MODEL A
642 N. LINDEN AVENUE
RIALTO, CA 92376

S.A. GOLDEN INVESTMENTS, INC.
918 S. TEAKWOOD AVENUE
BLOOMINGTON, CA 92316
PH: (909) 519-3346

PLAN NAME

FLOOR PLAN
DESIGN TYPE "A"

SHEET No.

A-2

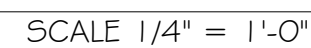
SCALE
AS SHOWN
DATE PLOT
06-17



SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

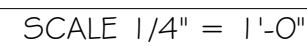
1. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
2. WALL INSULATION SHALL BE R-13
3. ROOF INSULATION SHALL BE R-30
4. ALL RECEPTACLES IN BATH SHALL BE GFI. OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
5. ALL WINDOWS SHALL BE DUAL PANE
7. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
8. FANS SHALL HAVE 5 AIR CHANGES PER HOUR
9. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
10. THE PAD SUPPORTING CONDENSER OR COMPRESSOR FROM THE GROUND MUST BE NOT LESS THAN 3" ABOVE GRADE.
11. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING. CBC 1205.2.1.



SCALE AS SHOWN
DATE PLOT 06-17

1. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
2. WALL INSULATION SHALL BE R-13
3. ROOF INSULATION SHALL BE R-30
4. ALL RECEPTACLES IN BATH SHALL
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5. ALL WINDOWS SHALL BE DUAL PANE
7. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE
SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
8. FANS SHALL HAVE 5 AIR CHANGES PER HOUR
9. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD,
NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70"
ABOVE THE DRAIN INLET.
10. THE PAD SUPPORTING CONDENSER OR COMPRESSOR FROM
THE GROUND MUST BE NOT LESS THAN 3" ABOVE GRADE.
11. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE
SAFETY GLAZING. CBC 1205.2.1.

(N) RESIDENCE	=	2,473.84 SQ. FT.
(N) GARAGE	=	639.66 SQ. FT.
(N) FRONT PORCH	=	89.49 SQ. FT.
TOTAL	=	3,202.99 SQ. FT.



APPLICANT / OWNER

S. A. GOLDEN INVESTMENTS, INC.
918 S. TEAKWOOD AVENUE
BLOOMINGTON, CA 92316
PH: (909) 519-3346

PLAN NAME

FLOOR PLANS
DESIGN TYPE "C"

SHEET No.
A-8

SCALE AS SHOWN
DATE PLOT 06-17

DIXI DESIGN

DESIGNED:

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REVISIONS

SUBMITTA

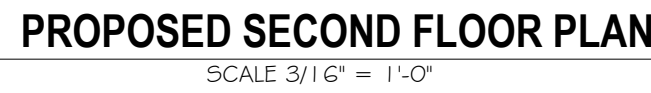
SCOPE OF WORK

APPLICANT / OWNER

PLAN NAME

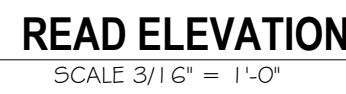
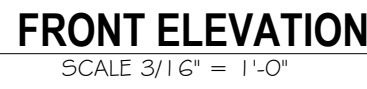
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SCALE AS SHOWN
DATE PLOT 06-17

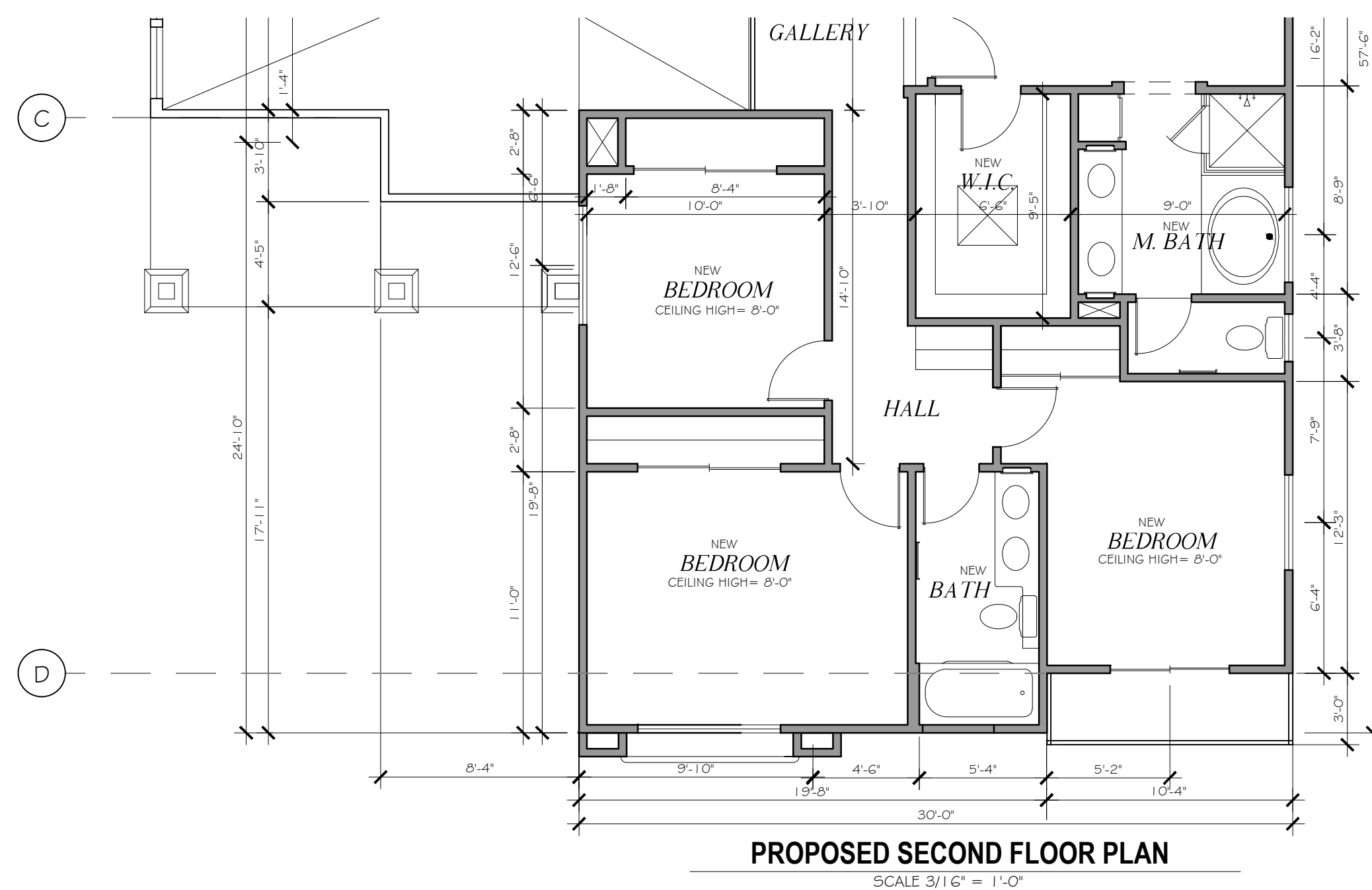
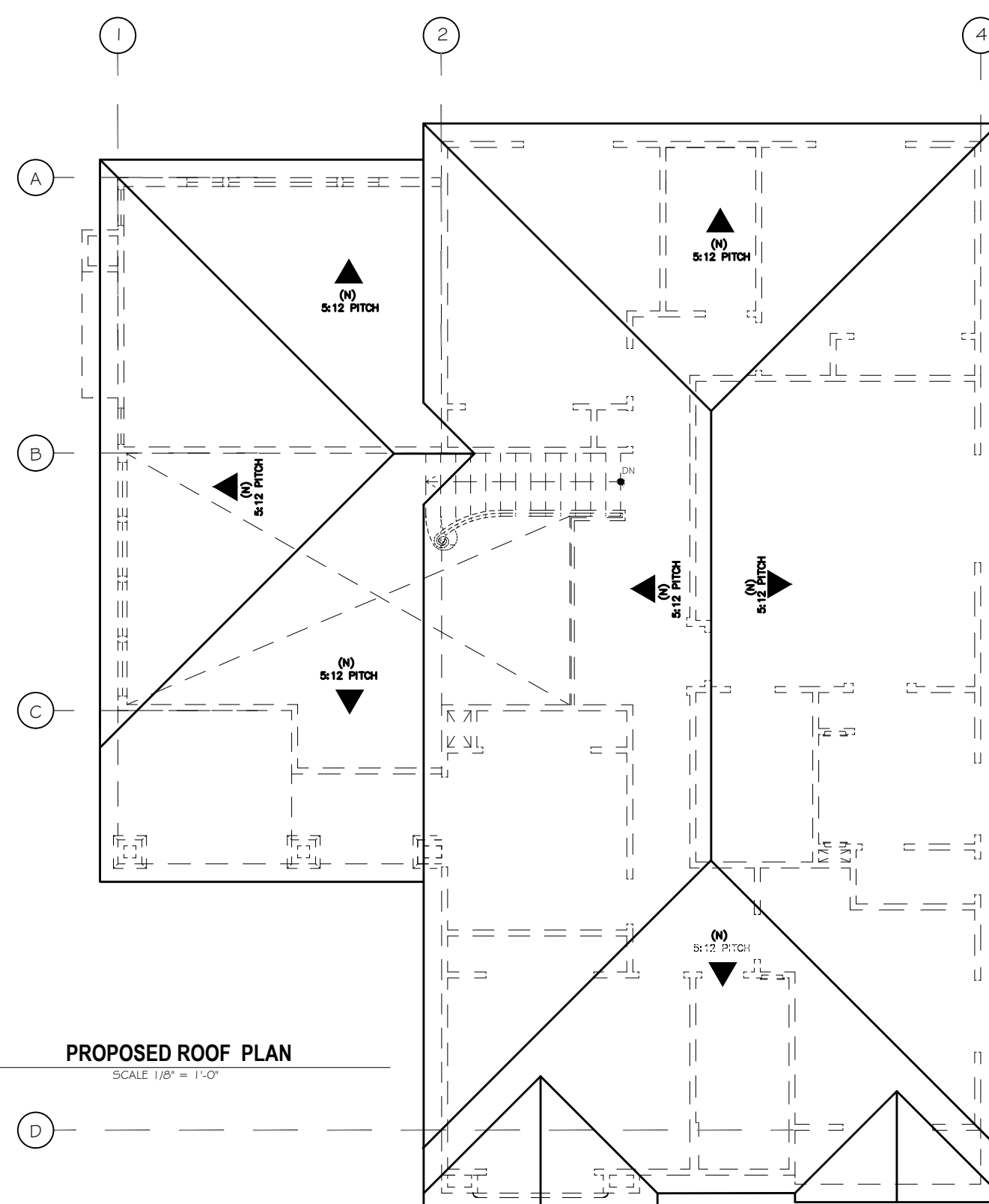
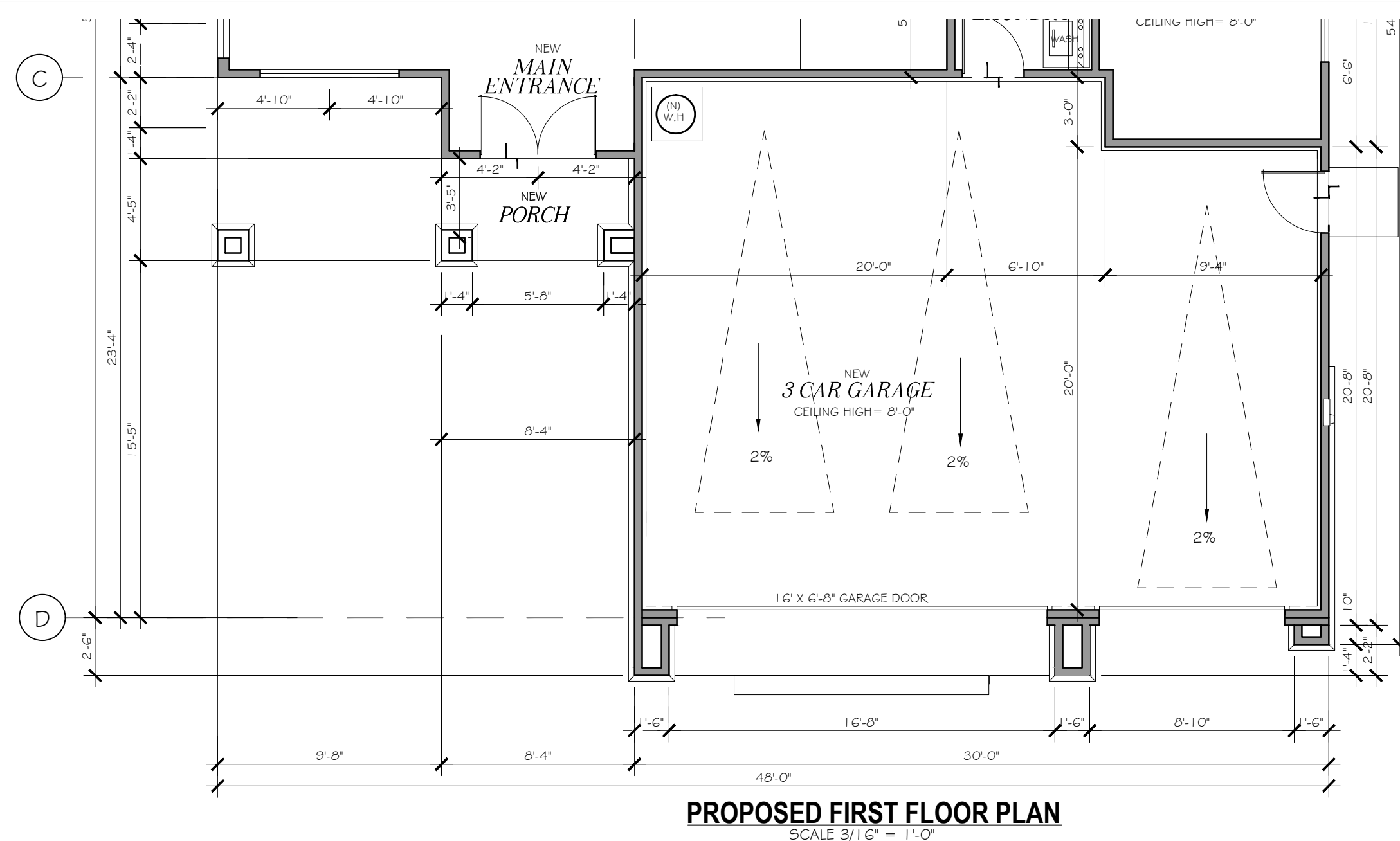


MARK	DESCRIPTION	MANUFACTURER	PRODUCT	REMARK
1	STUCCO FINISH	OMEGA PRODUCTS INTER.	9211 QUAKE	OR OTHER COLOR APPROVED BY CITY
2	STUCCO FINISH	LA HABRA	72 ADOBE (50) BASE 200	OR OTHER COLOR APPROVED BY CITY
3	TRIMS AND STUCCO FINISH	LA HABRA	63149 MATTERS (24) BASE 100	OR OTHER COLOR APPROVED BY CITY
4	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS	MAJURI VALLEJO RANGE 2806	OR OTHER COLOR APPROVED BY CITY
5	STONE VENEER	CORONADO STONE	WIREDUT BRICK - LA JOLLA	OR OTHER COLOR APPROVED BY CITY

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC.
2. WHEN STUCCO IS APPLIED OVER WOOD BASE CHEATING TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED
3. A MINIMUM No. 26 GAGE CORROSION- RESISTANT WEEP SCREEN SHALL BE PROVIDE AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS
4. THE SCREEN SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS.
5. A CHIMNEY FOR RESIDENTIAL-TYPE OR LOW-HEAT GAS UTILIZATION EQUIPMENT SHALL BE AT LEAST 3 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF OF A BUILDING AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF 10 FEET. (CMC 802.5, 2ND FIGURE 8-1).



S SHOWN
PLOT
06/17

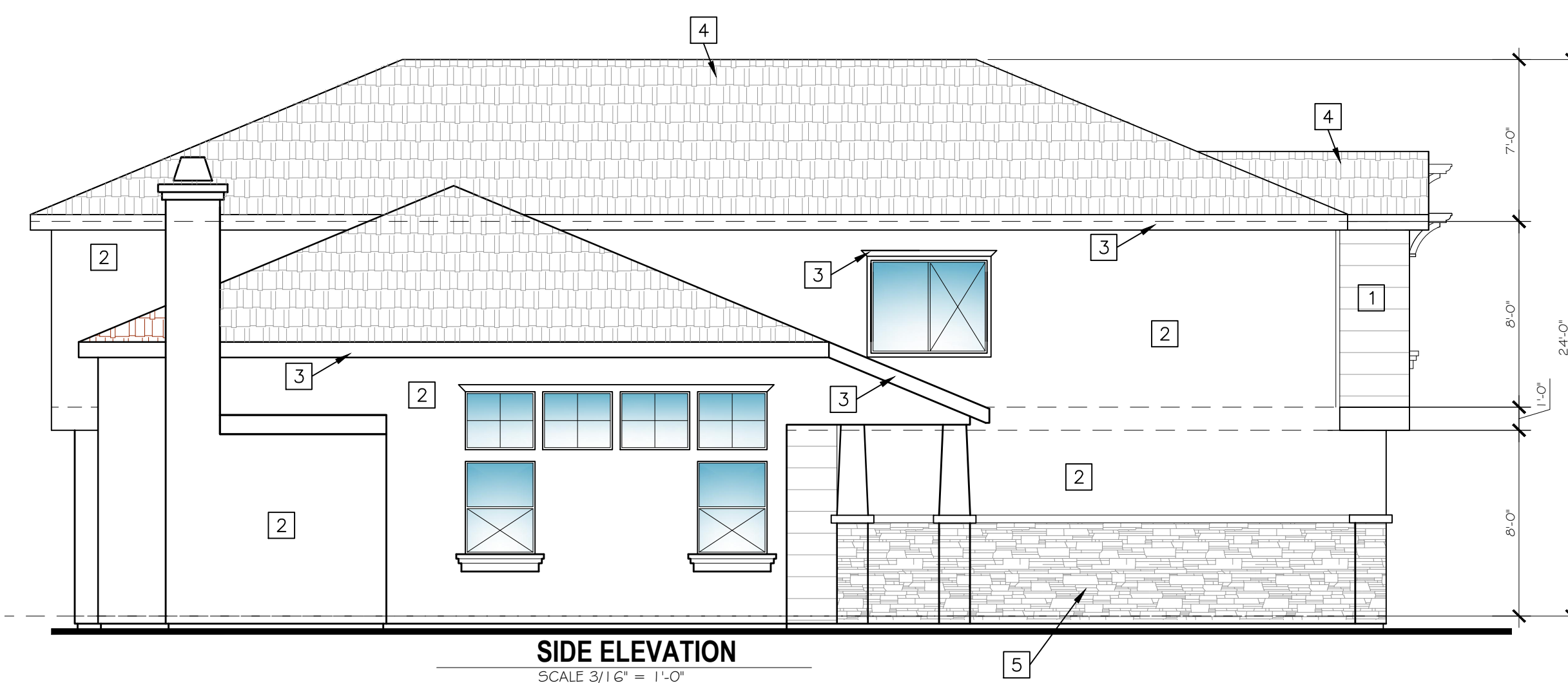
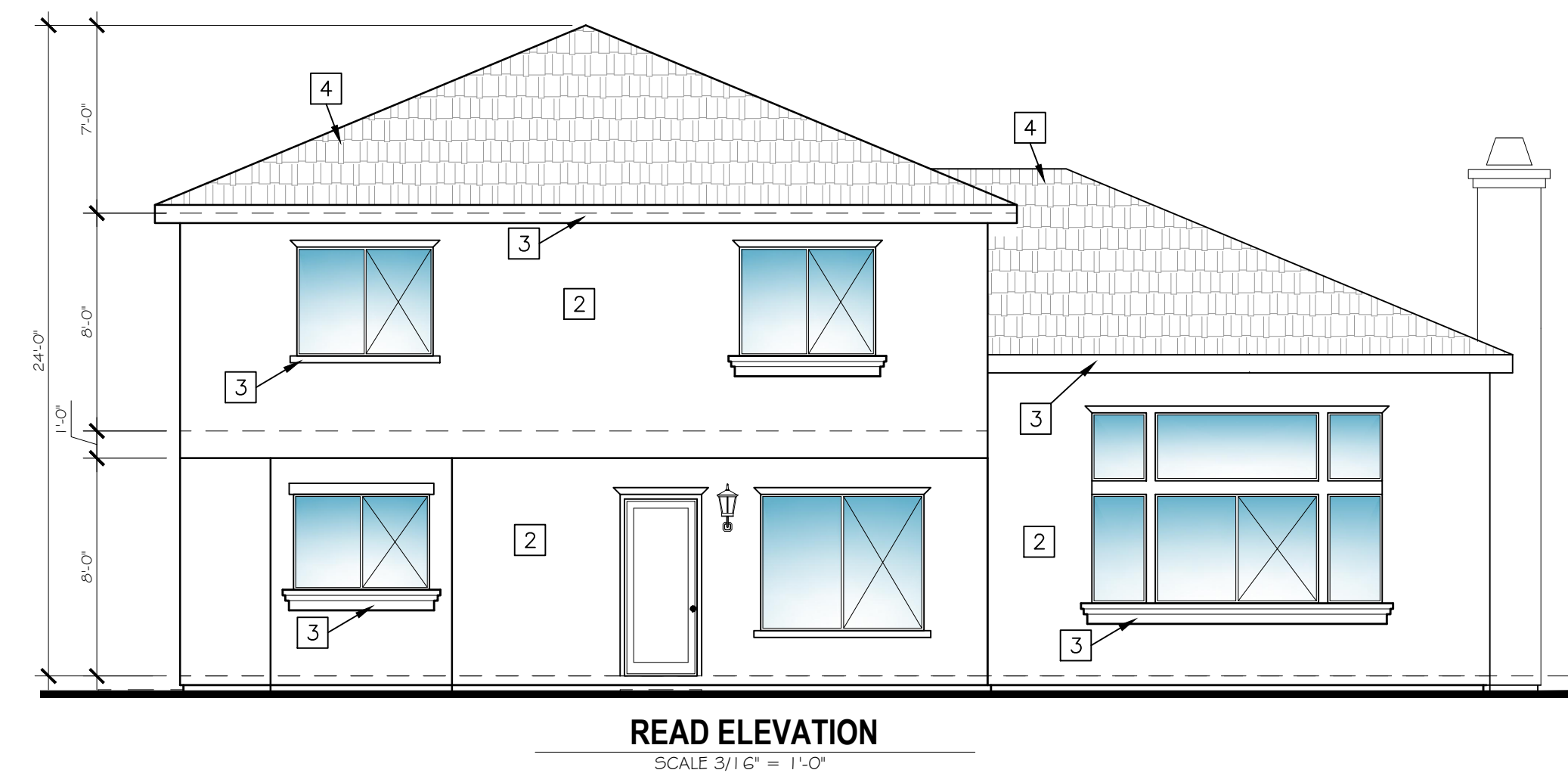
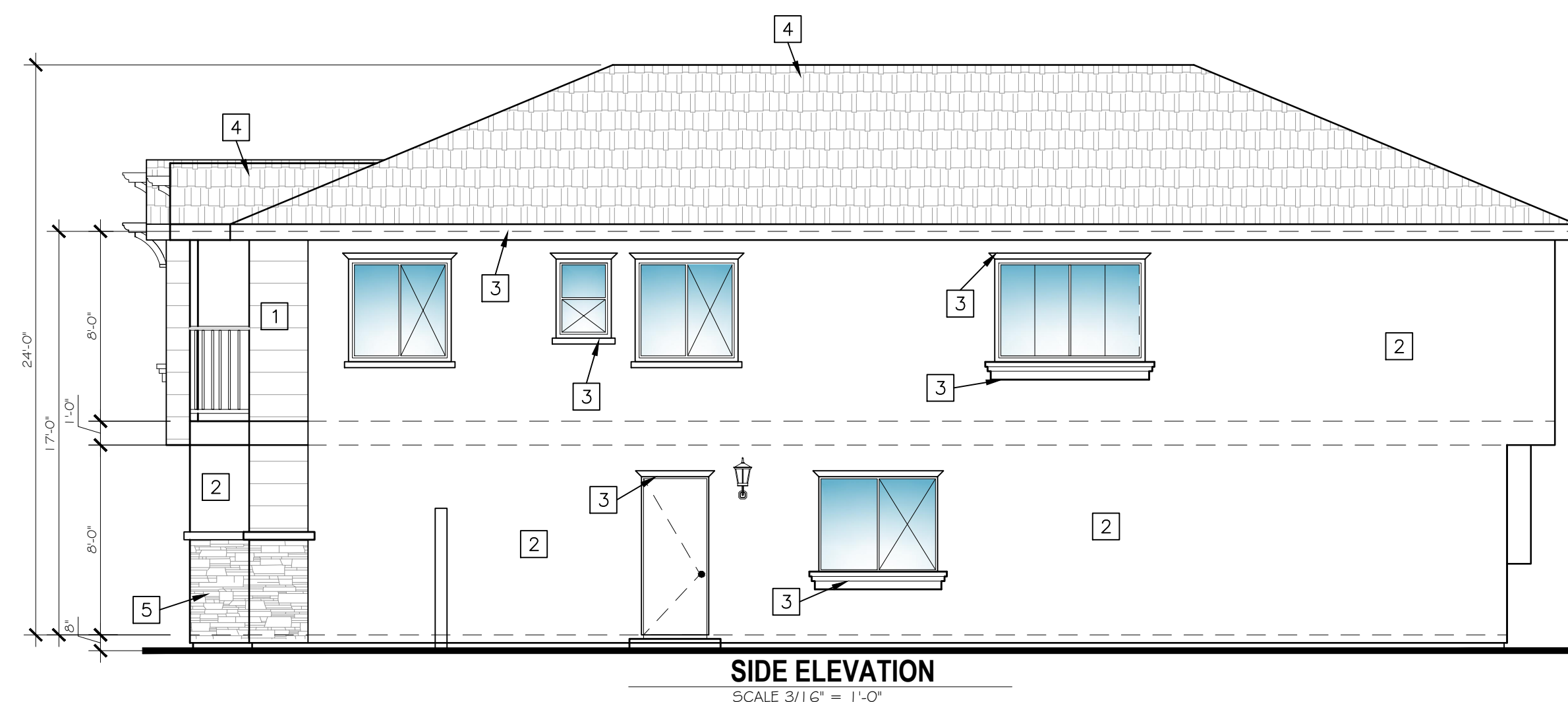
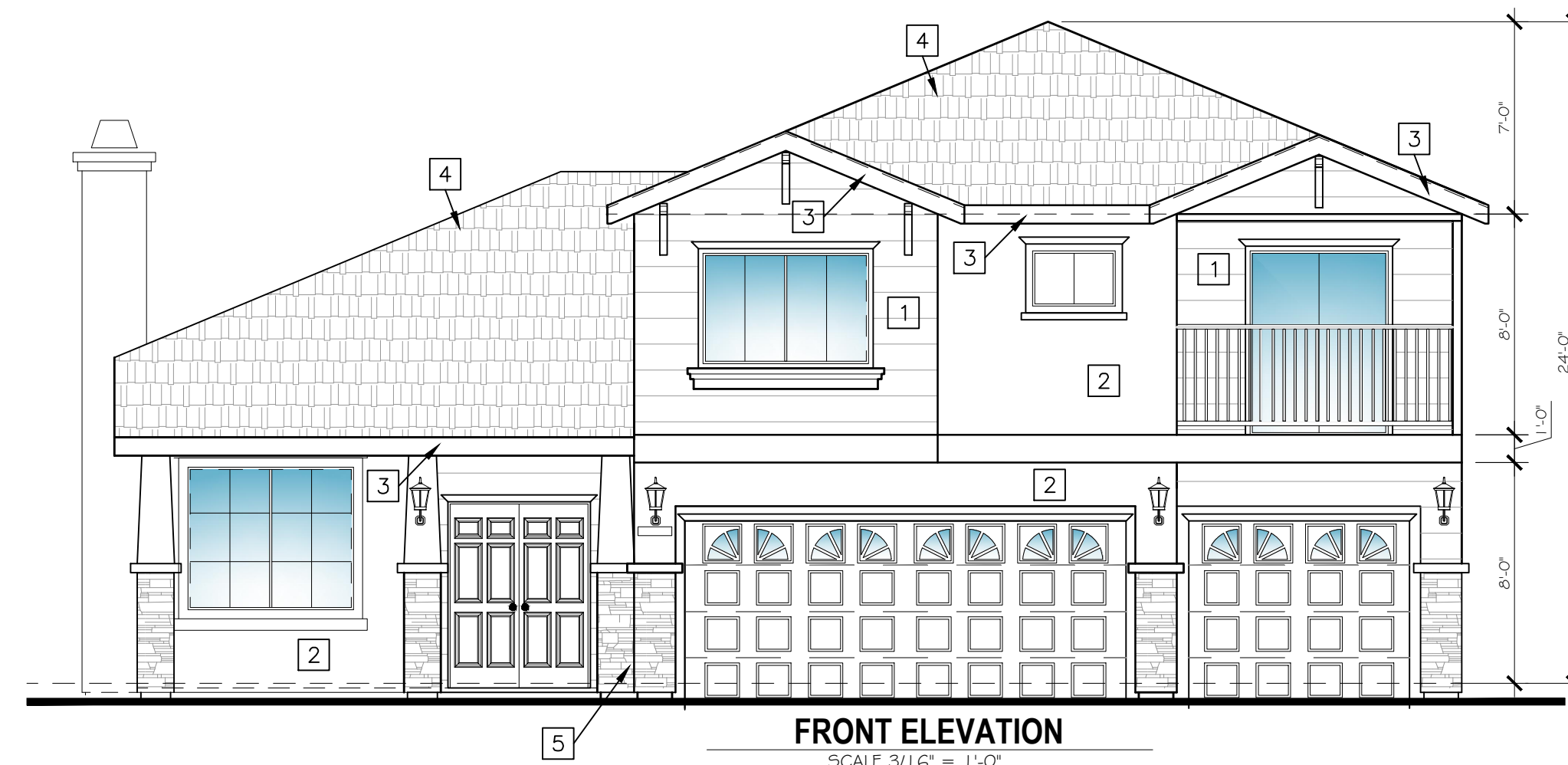


EXTERIOR BUILDING MATERIAL AND COLOR SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	PRODUCT	REMARK
1	FINISH STANDARD COLORS	LA HABRA	504 BLUE GRAY (47) BASE 200	OR OTHER COLOR APPROVED BY CITY
2	STUCCO FINISH	LA HABRA	40 DOVE GRAY (66) BASE 200	OR OTHER COLOR APPROVED BY CITY
3	TRIMS AND STUCCO FINISH	LA HABRA	BASALT 3015L (29)	OR OTHER COLOR APPROVED BY CITY
4	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS	MALIBU VALLEJO RANGE 2806	OR OTHER COLOR APPROVED BY CITY
5	STONE VENEER	CORONADO STONE	SPLIT FELDSTONE SILVER GREY	OR OTHER COLOR APPROVED BY CITY

NOTES

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC.
2. WHEN STUCCO IS APPLIED OVER WOOD BASE, CHEATING TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED
3. A MINIMUM NO. 26 GAGE CORROSION-RESISTANT WEIR SCREENED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS
4. THE SCREENED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS.
5. A CHIMNEY FOR RESIDENTIAL-TYPE OR LOW-HEAT GAS UTILIZATION EQUIPMENT SHALL EXTEND AT LEAST 2 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A BUILDING AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF 10 FEET. (CBC 602.5.2 FIGURE 8-1)



DIXI DESIGN

DESIGNER.

BUILDING DESIGN

BUILDING DESIGN
1231 N. CACTUS AVE. # ERIALTO, CA. 92376
CREATIVE DEVELOPMENT & QUALITY

1231 N. CACTUS AVE. # 200, RIALTO, CA.
CREATIVE DEVELOPMENT & QUALITY

(909) 549-5563

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REVISIONS

[illegible]

SUBMITTAL

SCOPE OF WORK

SCOPE OF WORK
TRACT MAP No. 20085

INACT MAP NO. 20063
NEW HOUSE, MODEL A

NEW HOUSE; MODERN
642 N. LINDEN AVENUE

642 N. LINDEN AVE
RIALTO, CA 92376

APPLICANT / OWNER

S A GOLDEN INVESTMENTS, INC.
 918 S TEAKWOOD AVENUE
 CHICAGO, IL 60605

APPLICANT / OWNER

PLAN NAME

ELEVATIONS
DESIGN TYPE
"A.2"
CRAFTSMAN

S H E E T No.

A-4

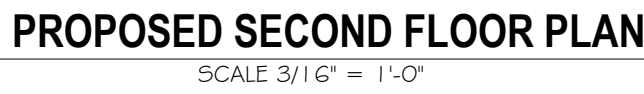
SCALE AS SHOWN
DATE PLOT 06/17



MARK	DESCRIPTION	MANUFACTURER	PRODUCT	REMARK
1	STUCCO FINISH	LA HABRA	STANDARD COLORS 50 CRISTAL WHITE (79)	OR OTHER COLOR APPROVED BY CITY
2	TRIMS AND STUCCO FINISH	LA HABRA	HATTERAS 63149 (24) BASE 100	OR OTHER COLOR APPROVED BY CITY
3	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS	CAPISTRANO TERRACOTTA 2522	OR OTHER COLOR APPROVED BY CITY

NOTES

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DIXI DESIGN

DESIGNER:

BUILDING DESIGN

BUILDING DESIGN
1231 N. CACTUS AVE. # ERIALTO, CA. 92376

CREATIVE DEVELOPMENT & QUALITY

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REVISIONS

SUBMITTAL

TRACT MAP No. 20085
NEW HOUSE, MODEL A
642 N. LINDEN AVENUE
RIALTO, CA 92376

APPLICANT / OWNER

S A GOLDEN INVESTMENTS, INC.
 918 S. TEAKWOOD AVENUE
 BLOOMINGTON, CA 92316
 PH: (909) 519-3346

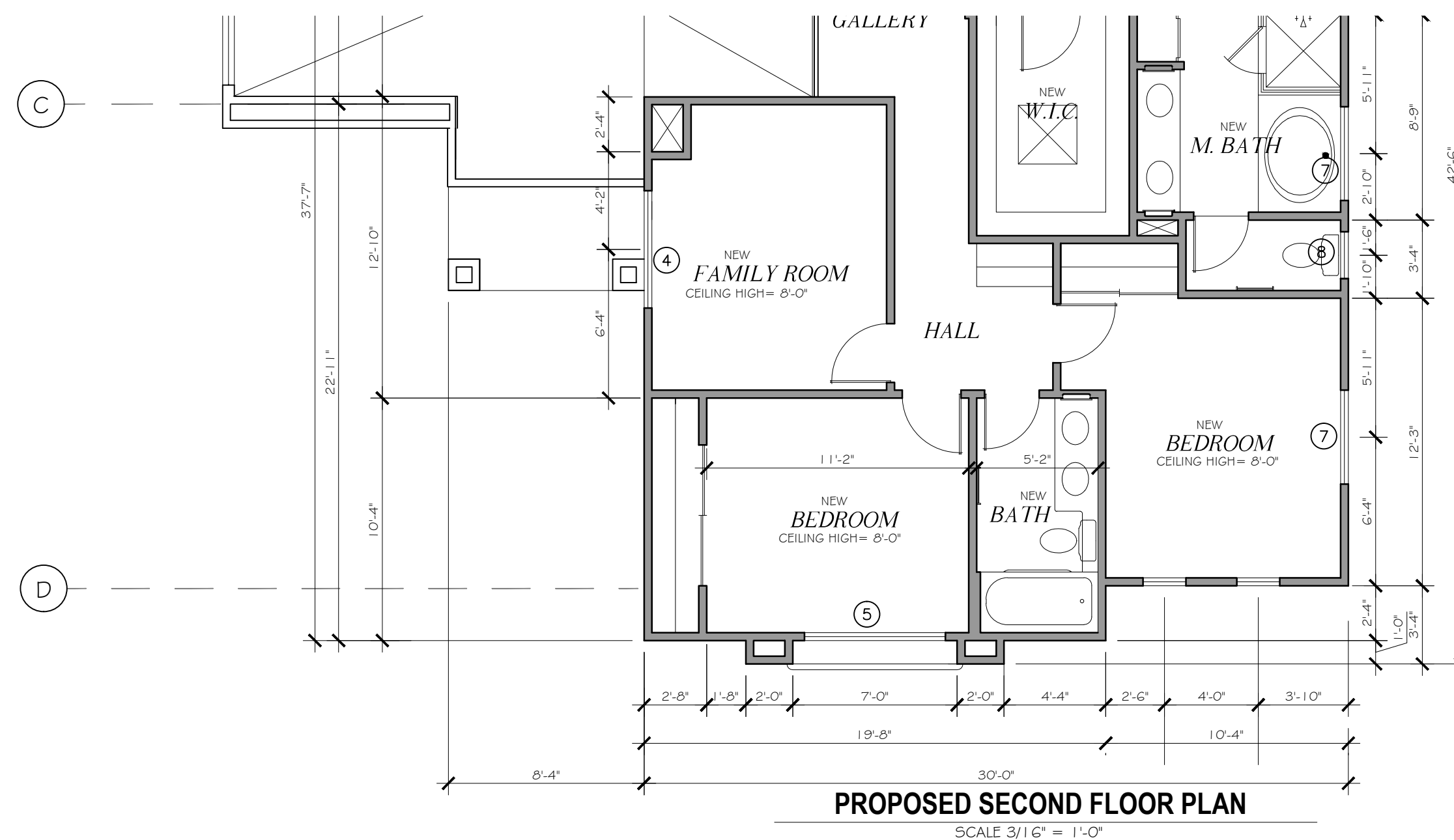
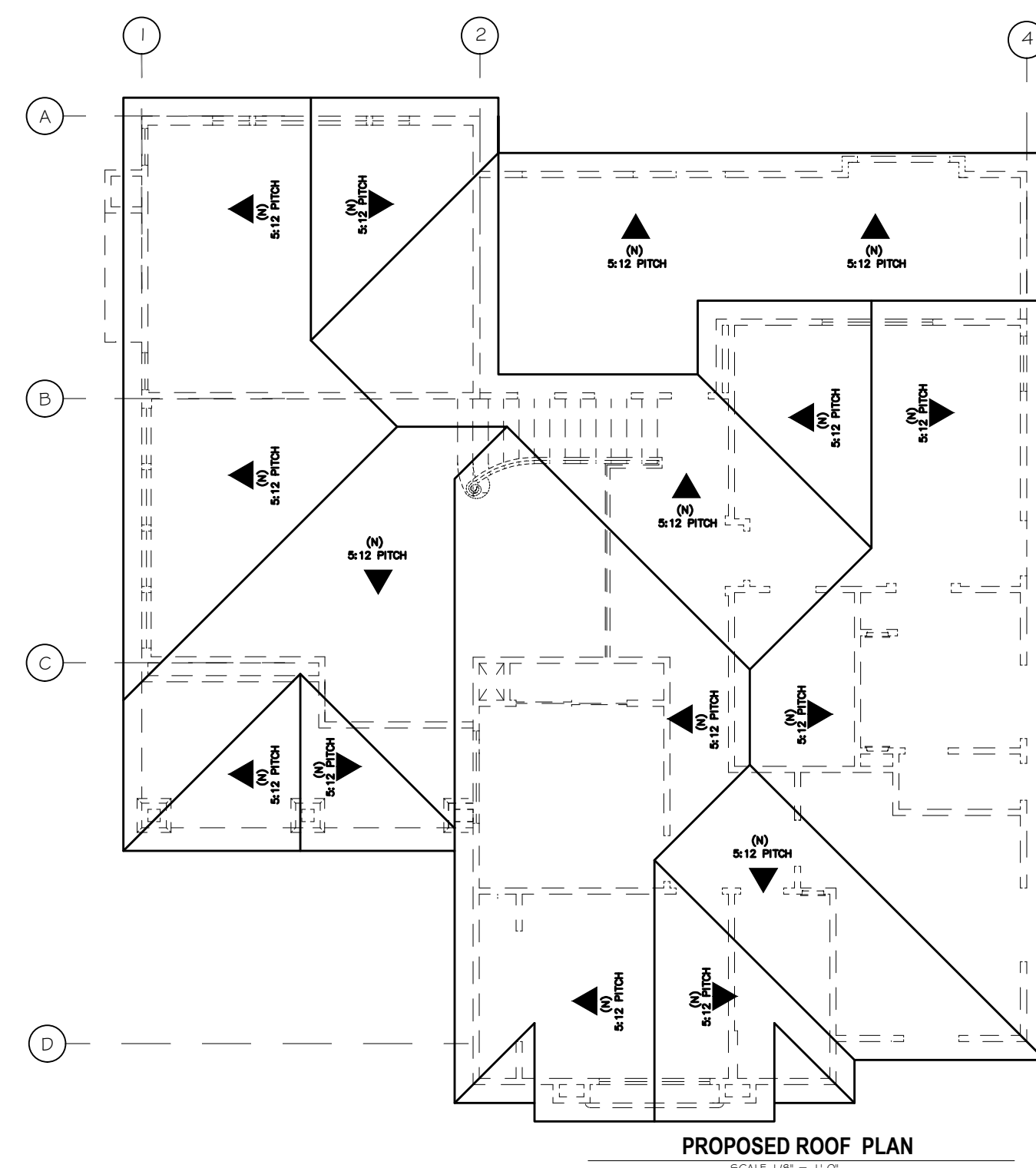
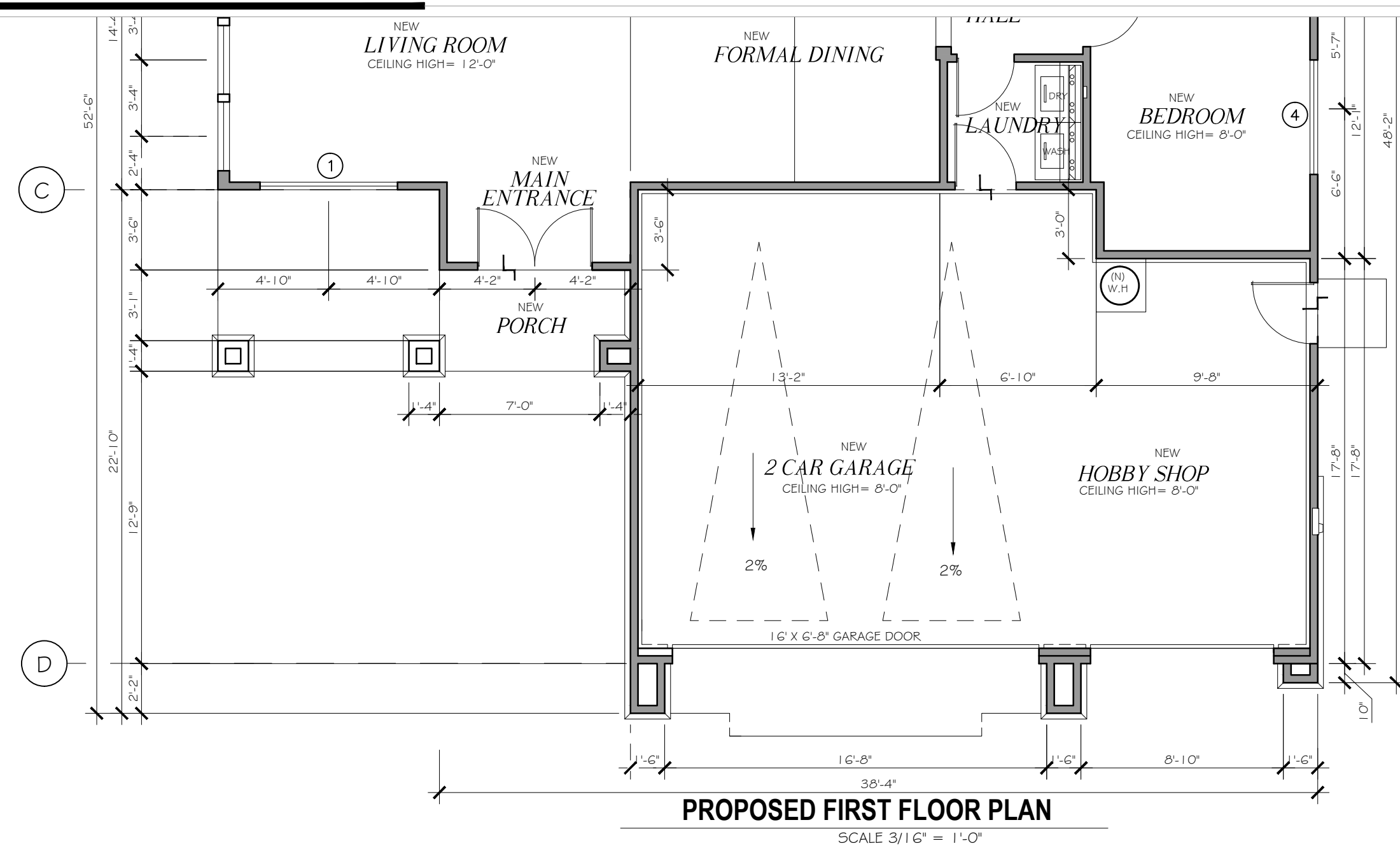
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ELEVATIONS
DESIGN TYPE
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SPANISH

S H E E T No.

A-6

SCALE AS SHOWN
DATE PLOT 06/17

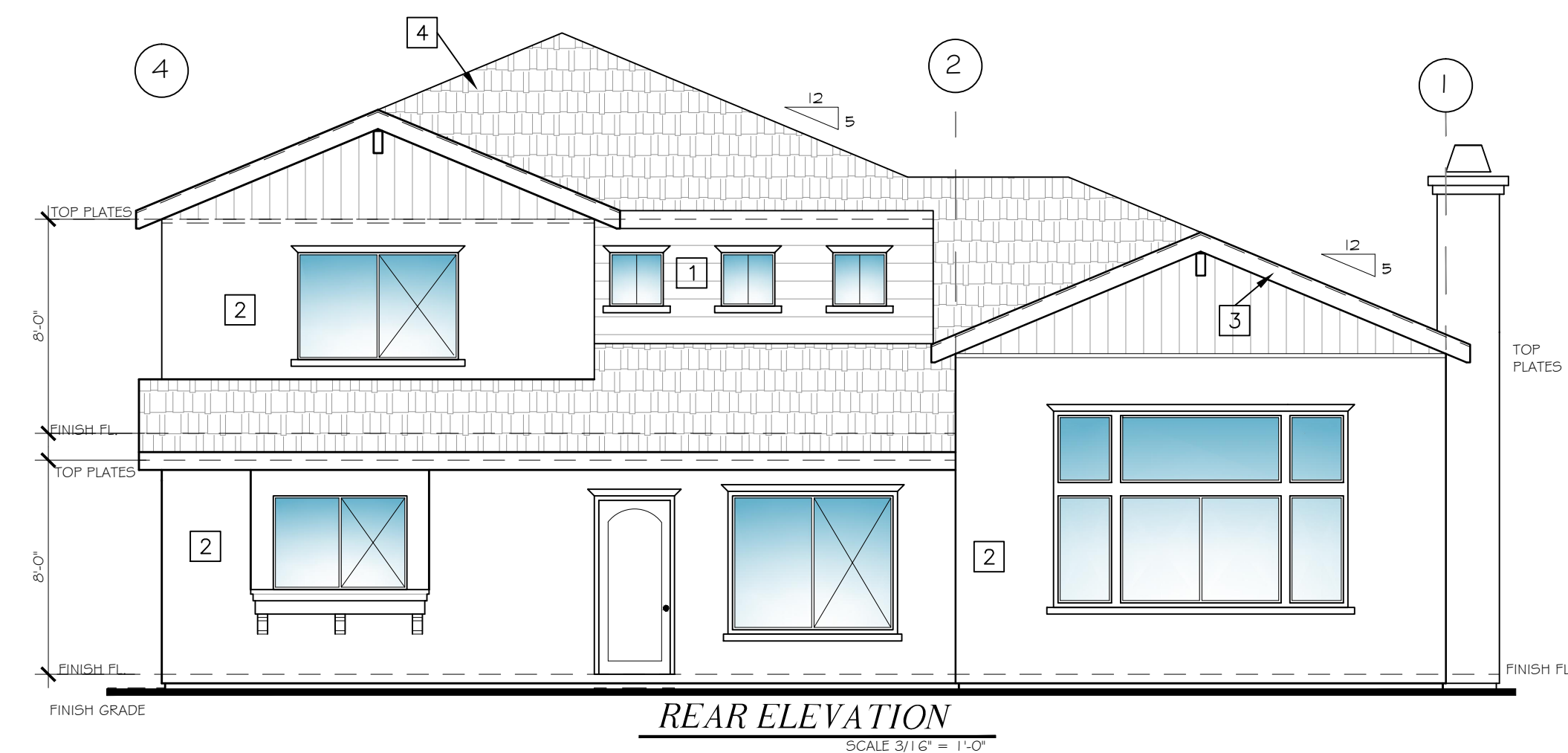
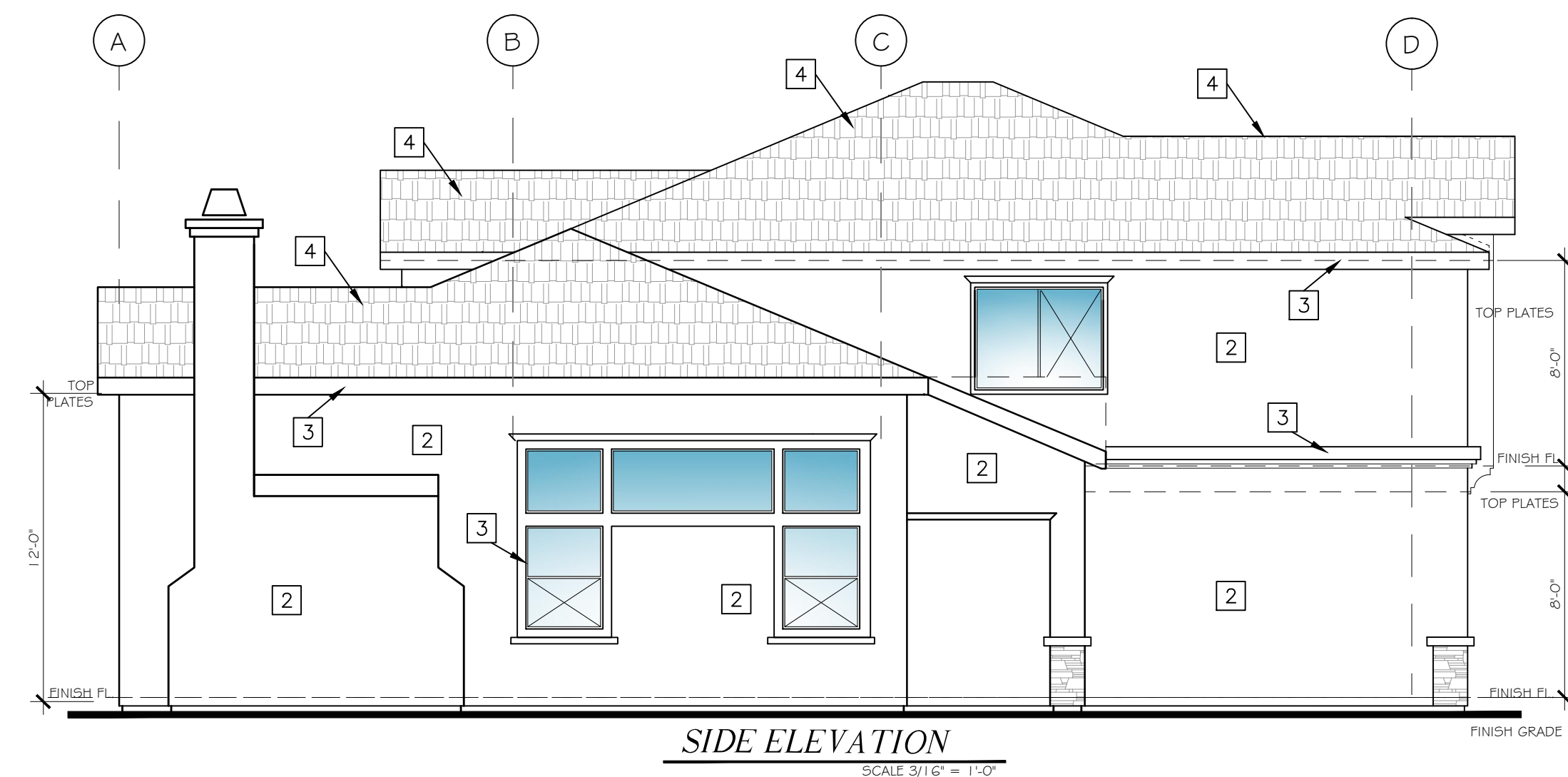
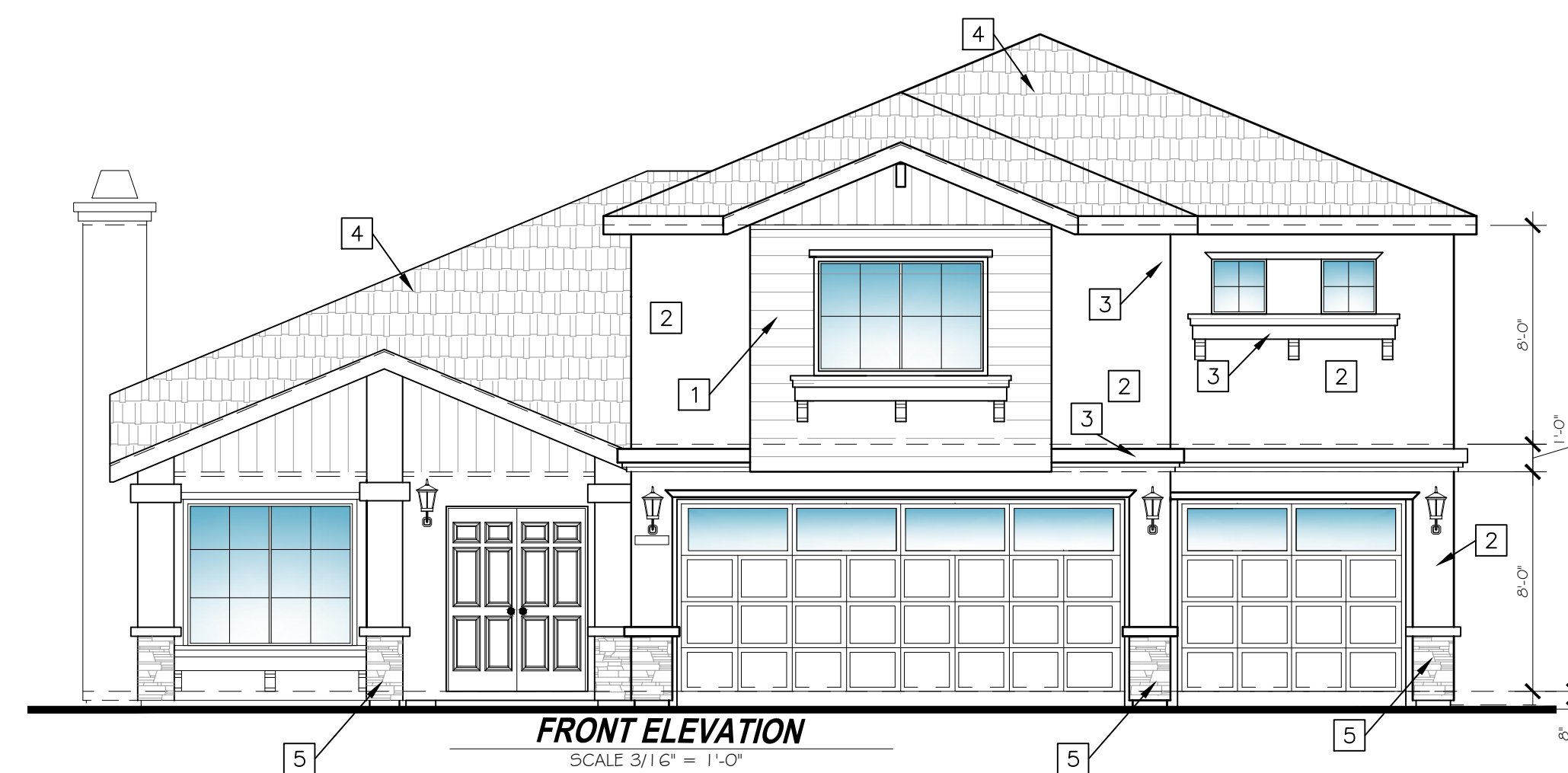


EXTERIOR BUILDING MATERIAL AND COLOR SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	PRODUCT	REMARK
[1]	FINISH STANDARD COLORS	LA HABRA	504 BLUE GREY (47) BASE 200	OR OTHER COLOR APPROVED BY CITY
[2]	STUCCO FINISH	LA HABRA	16 SILVER GREY (57) BASE 200	OR OTHER COLOR APPROVED BY CITY
[3]	TRIMS AND STUCCO FINISH	LA HABRA	BASALT 3015L (29)	OR OTHER COLOR APPROVED BY CITY
[4]	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS	MALIBU VALLEJO RANGE 2606	OR OTHER COLOR APPROVED BY CITY
	STONE VENEER	CORONADO STONE	SPLIT PLEDSTONE SILVER GREY	OR OTHER COLOR APPROVED BY CITY

NOTES

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2. WHEN STUCCO IS APPLIED OVER MUD BASE HEATING TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED
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DIXI DESIGN

DESIGNER:

BUILDING DESIGN

BUILDING DESIGN
1231 N. CACTUS AVE. # E RIALTO, CA. 92376
CREATIVE DEVELOPMENT & QUALITY

1231 N. CACTUS AVE. # ERIALTO, CA.
CREATIVE DEVELOPMENT & QUALITY

909) 549-5563

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REVISIONS

SUBMITTAL

SCOPE OF WORK

TRACT MAP No. 20085
NEW HOUSE, MODEL A
642 N. LINDEN AVENUE
RIALTO, CA 92376

APPLICANT / OWNER

S A GOLDEN INVESTMENTS, INC.
 918 S. TEAKWOOD AVENUE
 BLOOMINGTON, CA 92316
 PH: (909) 519-3346

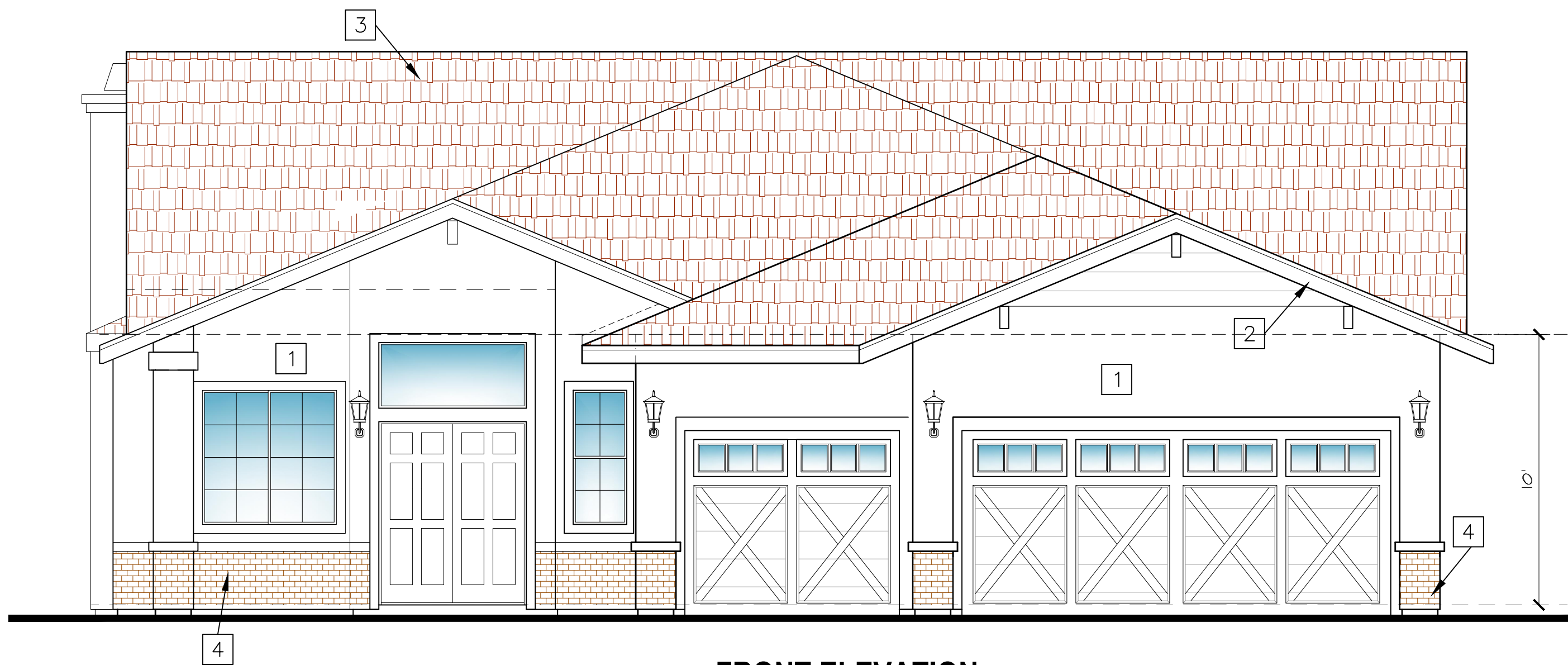
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ELEVATIONS
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CRAFTSMAN

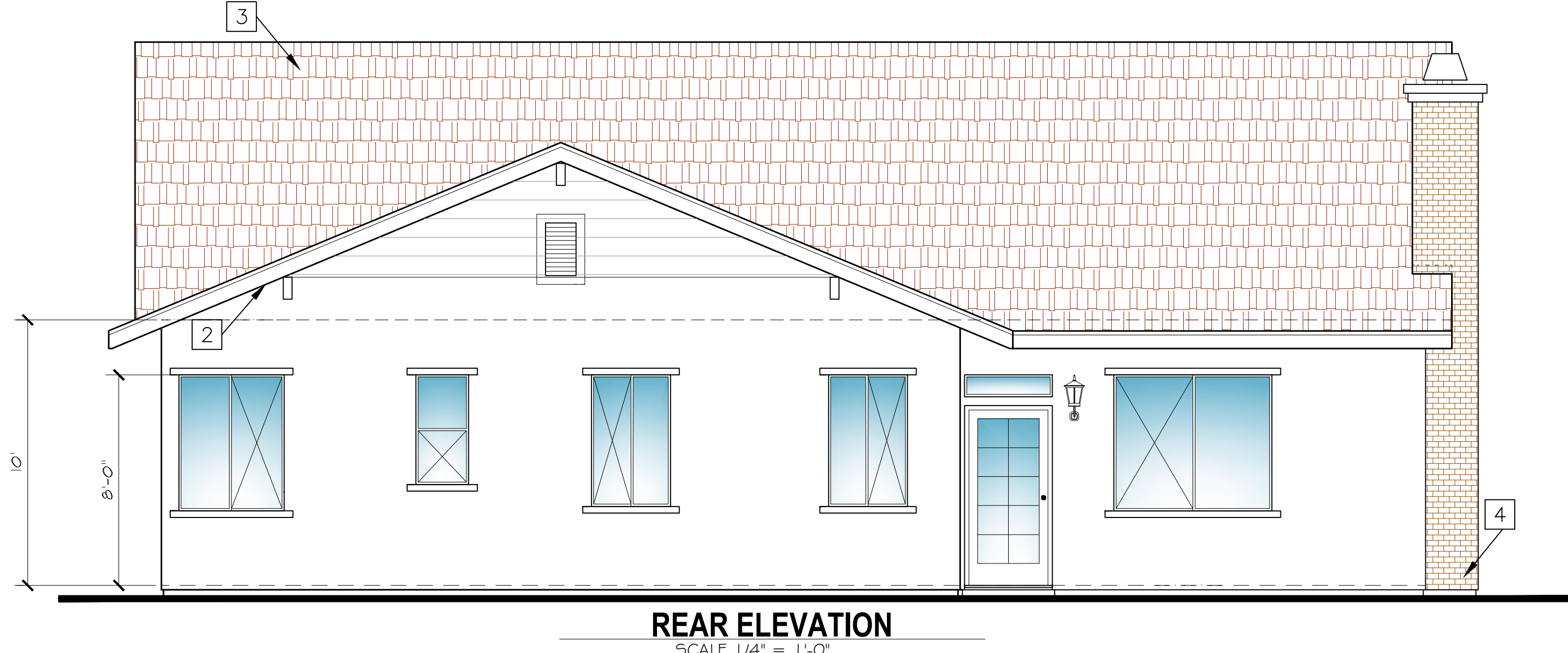
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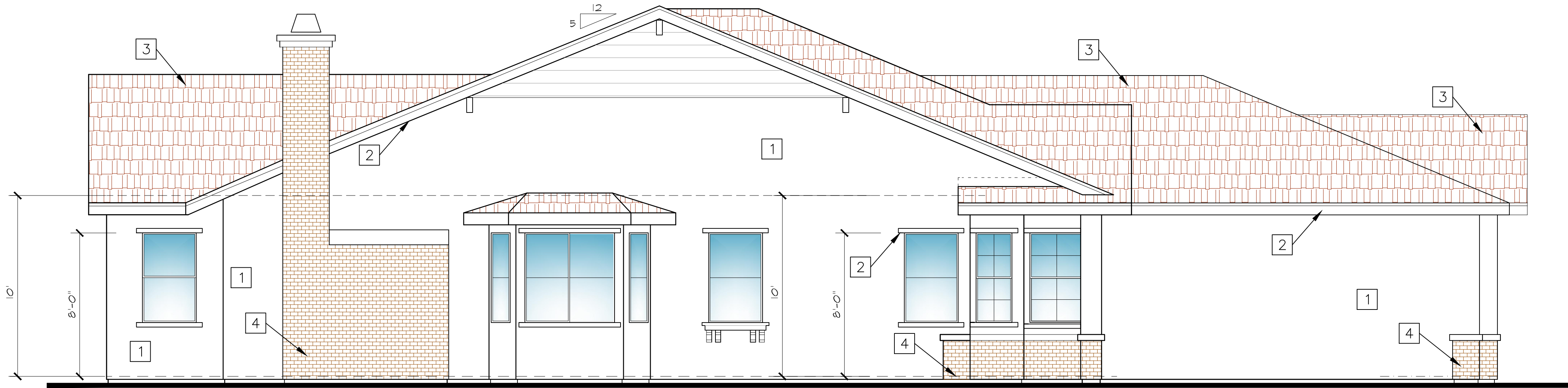
SCALE AS SHOWN
DATE PLOT 06/17



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



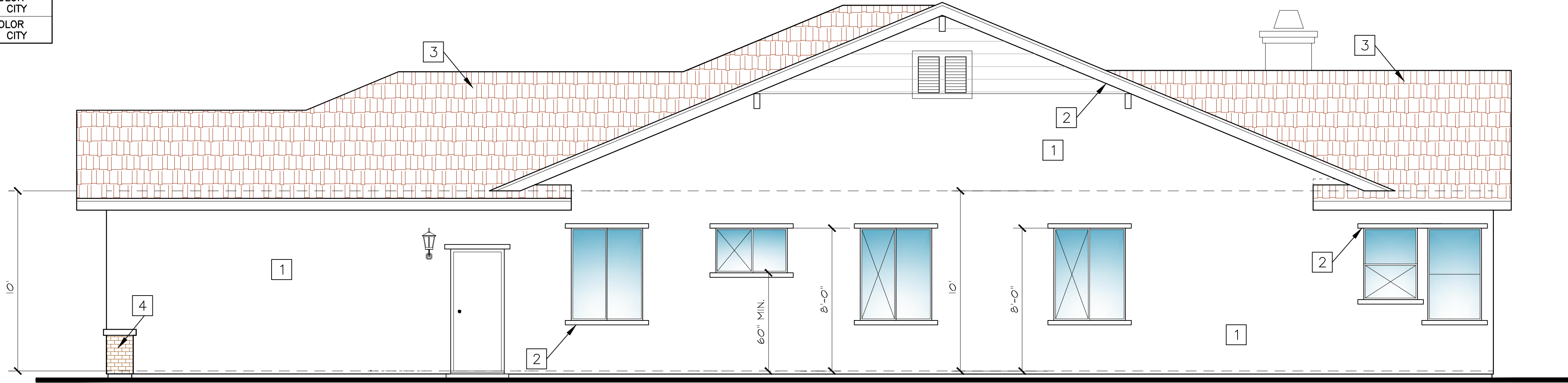
SIDE ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR BUILDING MATERIAL AND COLOR SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	PRODUCT	REMARK
1	STUCCO FINISH	OMEGA PRODUCTS INTER.	MILLENNIUM 9246	OR OTHER COLOR APPROVED BY CITY
2	TRIMS AND STUCCO FINISH	LA HABRA	63149 HATTERAS (24) BASE 100	OR OTHER COLOR APPROVED BY CITY
3	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS	MALIBU VALLEJO RANGE 2606	OR OTHER COLOR APPROVED BY CITY
4	STONE VENEER	CORONADO STONE	WIRECUT BRICK - LA JOLLA BRICK	OR OTHER COLOR APPROVED BY CITY

NOTES

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC.
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5. A CHIMNEY FOR RESIDENTIAL-TYPE OR LOW-HEAT GAS UTILIZATION EQUIPMENT SHALL EXTEND AT LEAST 3 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF OF A BUILDING AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF 10 FEET. (CMC 602.5.2 FIGURE 6-1).



SIDE ELEVATION
SCALE 1/4" = 1'-0"

DIXI DESIGN

DESIGNER:

BUILDING DESIGN
1231 N. CACTUS AVE. #100
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

LUIS A. SERRANO

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REVISIONS

SUBMITTAL

SCOPE OF WORK

TRACT MAP No. 20085
NEW HOUSE. MODEL C
642 N. LINDEN AVENUE
RIALTO, CA 92376

APPLICANT / OWNER

S.A. GOLDEN INVESTMENTS, INC.
918 S. TEAKWOOD AVENUE
BLOOMINGTON, CA 92316
PH: (909) 519-3346

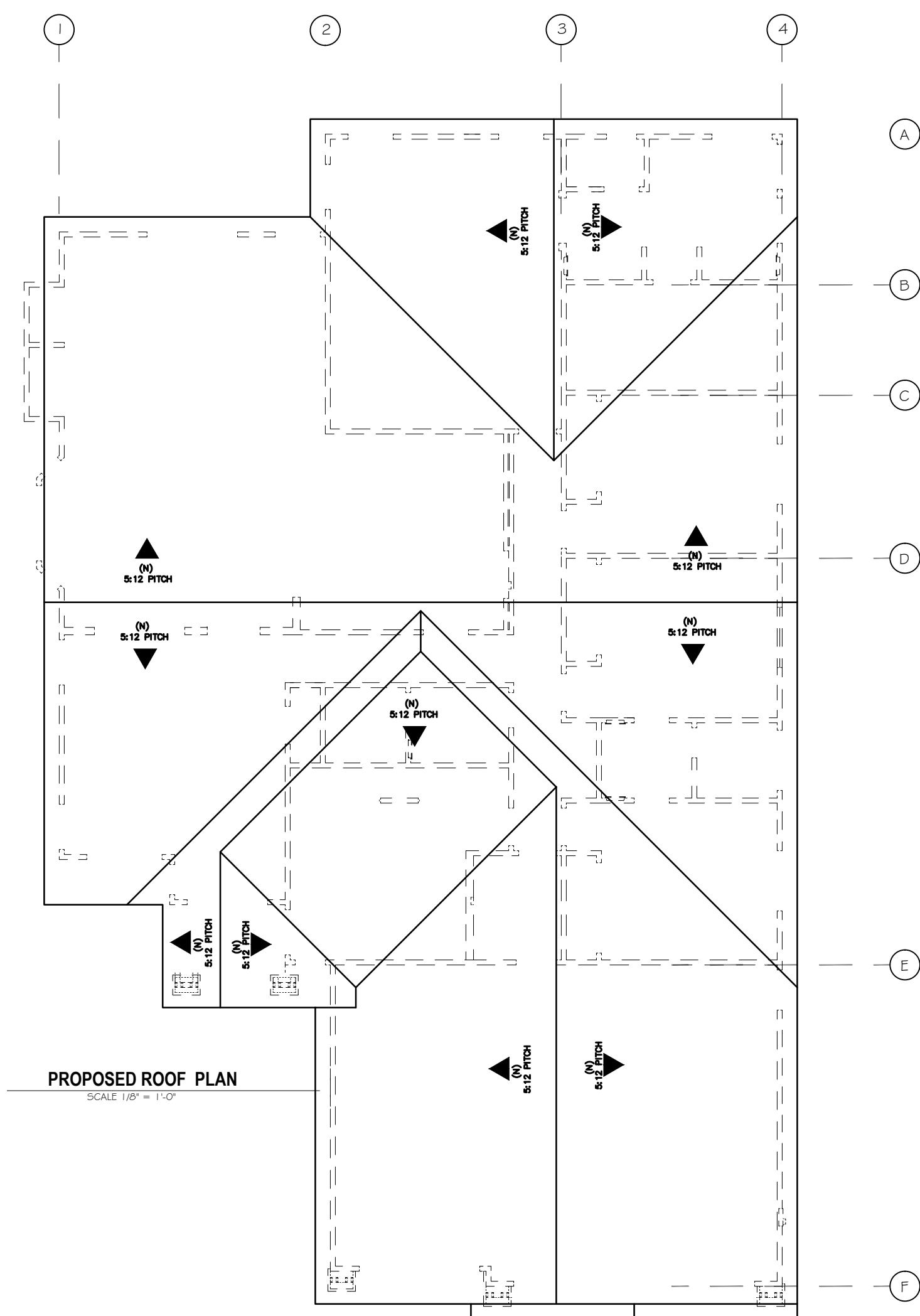
PLAN NAME

ELEVATIONS
DESIGN TYPE "C.1"
COUNTRY

SHEET No.

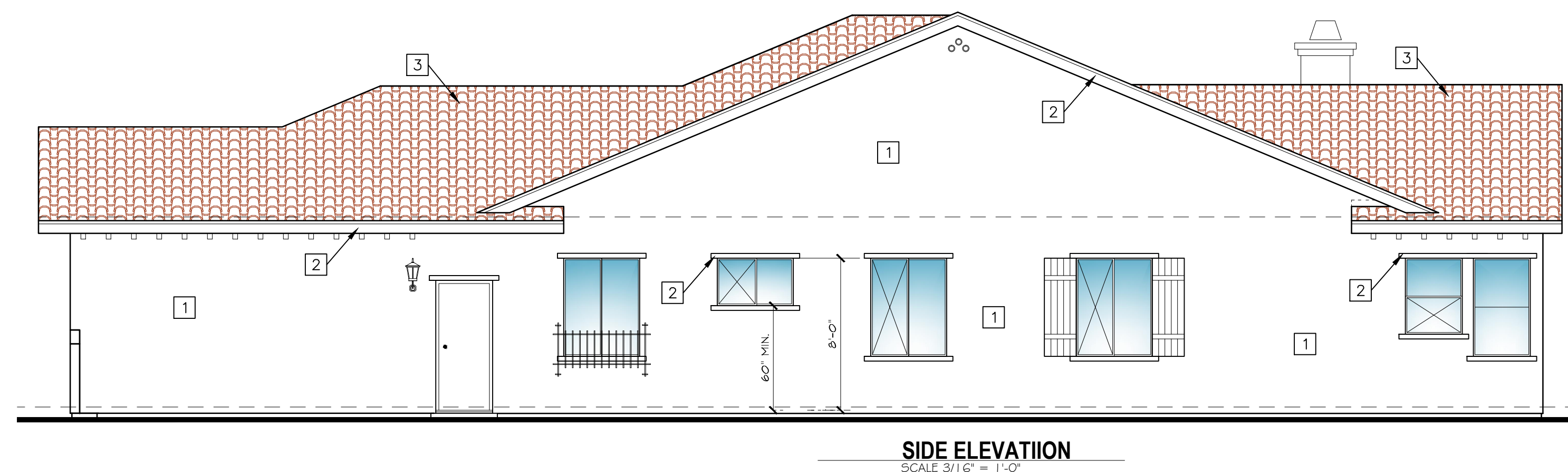
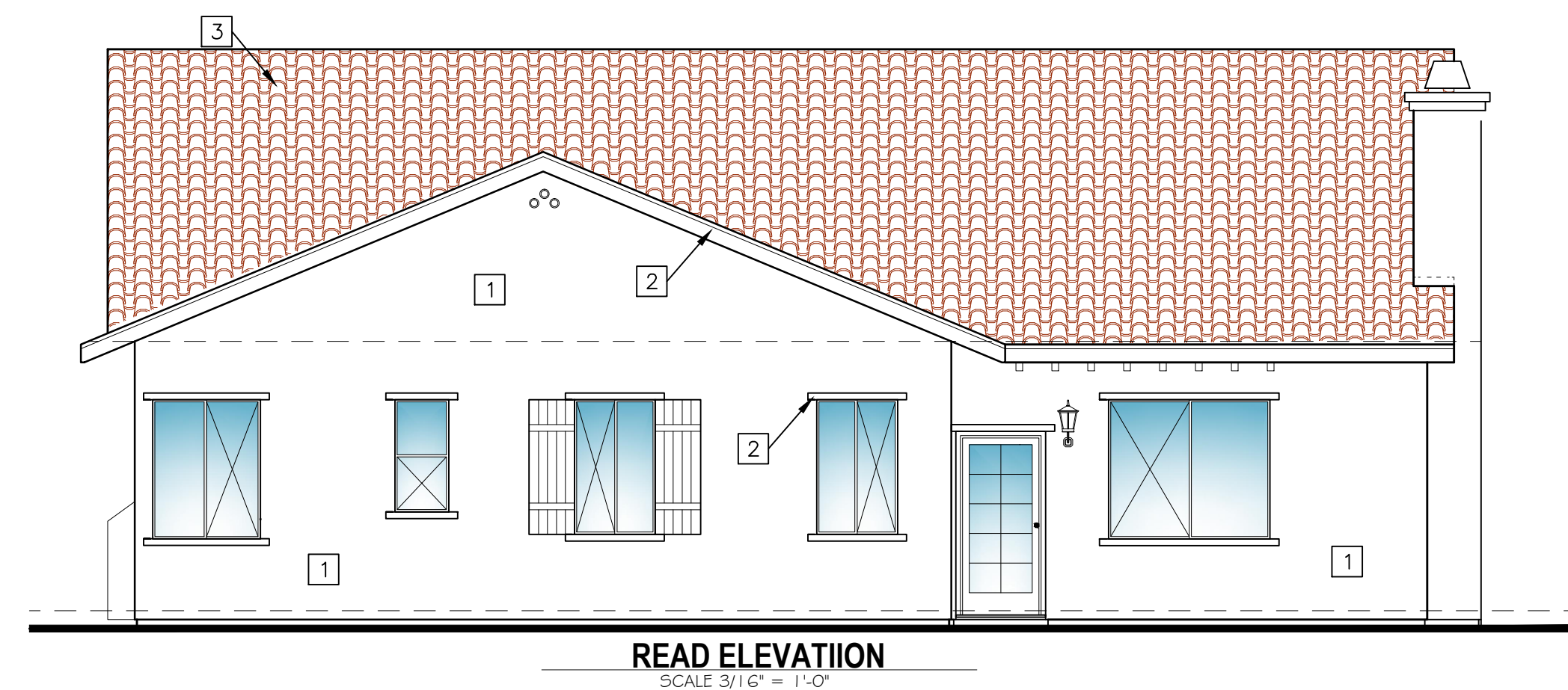
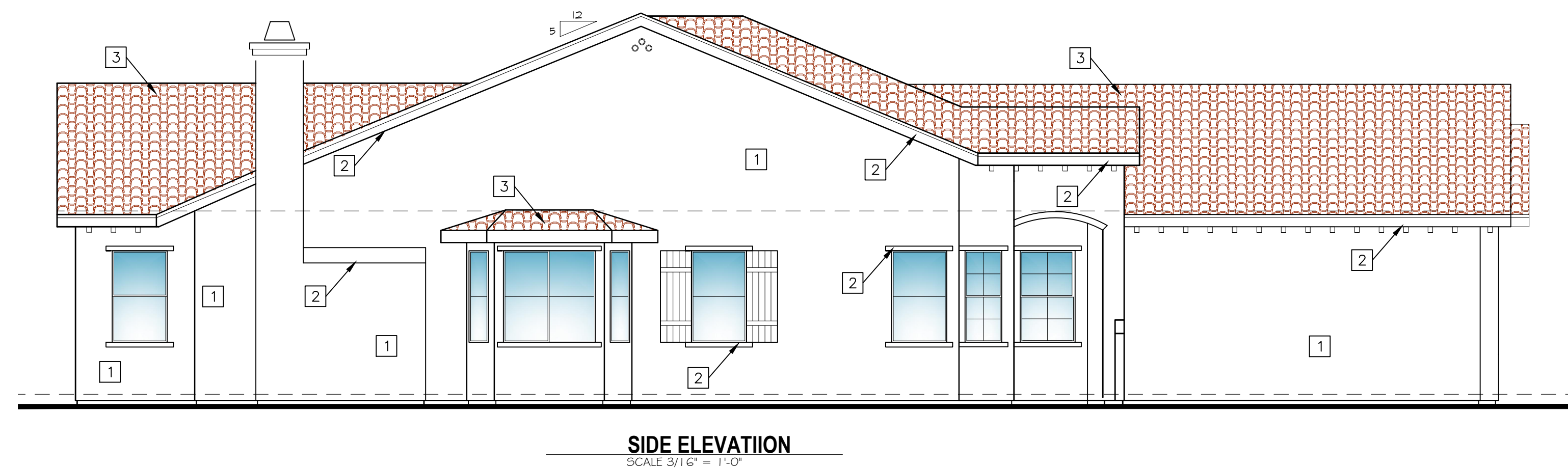
A-9

SCALE
AS SHOWN
DATE
PLOT
06-17



MARK	DESCRIPTION	MANUFACTURER	PRODUCT	REMARK
1	STUCCO FINISH	LA HABRA	STANDARD COLORS 50 CRISTAL WHITE (79)	OR OTHER COLOR APPROVED BY CITY
2	TRIMS AND STUCCO FINISH	LA HABRA	HATTERAS 63149 (24) BASE 100	OR OTHER COLOR APPROVED BY CITY
3	CONCRETE ROOF TILE	EAGLE ROOFING PRODUCTS	CAPISSTRANO TERRACOTTA 2522	OR OTHER COLOR APPROVED BY CITY

1. STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 25 OF THE CBC.
2. WHEN STUCCO IS APPLIED OVER WOOD BASE CHEATING TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED
3. A MINIMUM NO. 26 GAGE CORROSION- RESISTANT WEV SCREED SHALL BE PROVIDE AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS
4. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS.
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BUILDING DESIGN
1231 N. CACTUS AVE. # E RIALTO, CA. 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

	SUBMITTAL
--	-----------

SCOPE OF WORK
TRACT MAP No. 20085
NEW HOUSE, MODEL A
642 N. LINDEN AVENUE
RIALTO, CA 92376

APPLICANT / OWNER

PLAN NAME

ELEVATIONS
DESIGN TYPE
"C.2"
SPANISH

A-10

SCALE AS SHOWN
DATE PLOT 06/17

NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
1400 Tenth Street , Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

☒ Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Project Title: Tentative Tract Map No. 2017-0003, Precise Plan of Design No. 2017-0056 & Environmental Assessment Review No. 2017-0040

Project Location (Specific): West side of Linden Avenue approximately 950 feet south of Etiwanda Avenue (APN: 0243-151-07)

Project Location (City): City of Rialto

Project Location (County): San Bernardino

Project Description: Subdivision of 2.50 gross acres of land into eight (8) single-family lots and the development of eight (8) single-family residences.

Name of Public Agency Approving Project: City of Rialto

Name of Person or Agency Carrying Our Project: SA Golden Investments, Inc.
918 S. Teakwood Avenue
Bloomington, CA 92316

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b) (1); 15268);
- ☐ Declared Emergency (Sec. 21080(b) (3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b) (4); 15269 (b)(c));
- ☒ Categorical Exemption. State type and section number: 15332 In-fill Development Projects
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: This project is exempt under CEQA Section 15332 In-fill Development. This site is in compliance with General Plan and Zoning designations and meets the CEQA Section 15332 (a) requirements for exemption. The proposed development is on 2.50 acres of land surrounded by predominately urban industrial uses qualifying it for exemption under CEQA Section 15332 (b). The project site has no value habitat value as must be indicated per subsection (c). Approval of this project will not result in any significant increase relating to traffic, noise, air quality or water quality as stated in subsection (d). The site can be adequately served by all requires utilities and public services as required by subsection (e).

Lead Agency Contact Person: Daniel Casey

Area Code/Telephone/Extension: (909) 820-2535

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Title: Associate Planner

Date: 7/12/2017

- ☐ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR:

- 1
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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 2017-0003 TO ALLOW THE SUBDIVISION OF 2.50 GROSS ACRES OF LAND (APN: 0243-151-07) LOCATED ON THE WEST SIDE OF LINDEN AVENUE APPROXIMATELY 950 FEET SOUTH OF ETIWANDA AVENUE INTO EIGHT (8) SINGLE-FAMILY RESIDENTIAL LOTS WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1C) ZONE.

WHEREAS, the applicant, SA Golden Investments, Inc., proposes to subdivide 2.50 gross acres of land (APN: 0243-151-07) into eight (8) single-family lots (“Project”); and

WHEREAS, the Project location comprises 2.50 gross acres of land (APN: 0243-151-07) located on the west side of Linden Avenue approximately 950 feet south of Etiwanda Avenue within the Single-Family Residential (R-1C) zone (“Site”); and

WHEREAS, the Project within the R-1C zone requires the approval of a tentative tract map, and the applicant has agreed to apply for a Tentative Tract Map No. 2017-0003, also referred to as Tentative Tract Map No. 20085, ("TTM No. 20085"), in accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.); and

WHEREAS, in conjunction with the Project, the applicant will also develop one (1) detached single-family residence on each of the eight (8) single-family lots of TTM No. 20085 on the Site; and

WHEREAS, on July 12, 2017, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TTM No. 20085, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TTM No. 20085; and closed the public hearing; and

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

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

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

3 SECTION 2. Based on substantial evidence presented to the Planning Commission during
4 the public hearing conducted with regard to TTM No. 20085, including written staff reports, verbal
5 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
6 Commission hereby determines that TTM No. 20085 satisfies the requirements of Government
7 Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to
8 the findings which must be made precedent to granting a tentative map. The findings are as follows:

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

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

12 The Site has a General Plan designation of Residential 6. This designation permits
13 subdivisions not to exceed six (6) dwelling units per acre. The Project has a proposed
14 density of 3.36 dwelling units per acre, which is consistent with the Residential 6 General
15 Plan designation. Additionally, all eight (8) lots comply with all of the lot criteria
established in the R-1C zone.

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

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 R-1C zone. All street improvements shown on
21 the proposed tentative map have been designed to the standards established within the
Circulation Element of the General Plan.

22 Access to the subdivision will be provided via a new stub street that will connect directly to
23 Linden Avenue. The new street, to be named "Cornell Street", will terminate at the west
24 side of the project site upon development of the project, but will allow for a future
25 extension/connection to the properties to the west and south. At the request of the Fire
26 Department, the applicant will install a temporary asphalt turnaround at the end of the stub
27 street upon initial development of the project. This temporary turnaround, located on Lot 8,
will allow fire trucks to safely turnaround and exit the site should fire service ever be needed
in the area.

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

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

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

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

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

8 The Site is 2.38 net acres (2.50 gross acres) in size, and the General Plan designation of the
9 Site allows for a maximum density of 6.0 dwelling units per acre. The acreage of the Site is
10 suitable to accommodate the proposed density of 3.36 dwelling units per acre.

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

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

14 According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is not
15 designated as a habitat for any threatened or endangered species. The Site is already
16 developed with a single-family residence and is surrounded on all sides by other single-
17 family residences.

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

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

21 The Site is bound on the east by Linden Avenue. To the north of the project site is a
22 single-family residential subdivision built in 1997, and to the east, across Linden Avenue,
23 is another single-family residential subdivision built in 1978. To the south is a single-
24 family residence built in 1955 that sits on 2.08 acres of land, and to the west is another
25 single-family residence built in 1940 that sits on 1.90 acres of land. The zoning of the
26 project site and the properties to the north, east, and south is Single-Family Residential
27 (R-1C), and the zoning of the property to the west is Single-Family Residential (R-1A).
28 The proposed detached single-family development pertaining to the land division 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, detached
single-family residences have little to no impact on the environment and on surrounding
properties. The Project is not likely to cause any public health problems.

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

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

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

6 SECTION 3. SA Golden Investments, Inc. is hereby granted TTM No. 20085 to allow the
7 subdivision of 2.50 gross acres of land (APN: 0243-151-07) located on the west side of Linden
8 Avenue approximately 950 feet south of Etiwanda Avenue within the R-1C zone into eight (8)
9 single-family residential lots.

10 SECTION 4. The project is categorically exempt from the requirements of the California
11 Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects. The
12 Planning Commission directs the Planning Division to file the necessary documentation with the
13 Clerk of the Board of Supervisors for San Bernardino County.

14 SECTION 5. TTM No. 20085 is granted to SA Golden Investments, Inc. in accordance
15 with the plan and application on file with the Planning Division, subject to the following conditions:

- 16
- 17 1. TTM No. 20085 is approved allowing the subdivision of 2.50 gross acres of land (APN:
18 0243-151-07) located on the west side of Linden Avenue approximately 950 feet south
19 of Etiwanda Avenue into eight (8) single-family residential lots, as shown on the
20 tentative map submitted to the Planning Division on June 14, 2017, and as approved by
21 the Planning Commission. If the Conditions of Approval specified herein are not
22 satisfied or otherwise completed, the Project shall be subject to revocation.
 - 23 2. Prior to the issuance of building or grading permits for the proposed development, a
24 Precise Plan of Design shall be approved by the City's Development Review Committee
25 (DRC).
 - 26 3. City inspectors shall have access to the Site to reasonably inspect the Site during
27 normal working hours to assure compliance with these conditions and other codes.
 - 28 4. 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 TTM No. 20085. The City will promptly notify the applicant of any such

claim, action, or proceeding against the City, and applicant will cooperate fully in the defense.

5. 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.
6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report shall analyze the Project's impact to the City's General Fund. The applicant shall be required to mitigate any negative fiscal impacts identified in the report through the formation of a Community Facilities District, payment of a Municipal Services Fee, or other acceptable mitigation method.
7. The applicant shall install a temporary asphalt turnaround on Lot 8, as required by the Rialto Fire Department, prior to the issuance of a certificate of occupancy. The temporary asphalt turnaround will facilitate adequate movement of fire service vehicles.
8. The temporary asphalt turnaround shall remain in place, and no development shall occur on Lot 8, until such time that Cornell Street is extended by a future development to the satisfaction of the Rialto Fire Department.
9. The applicant shall construct a minimum six (6) foot high solid decorative masonry block wall along the east property line, as approved by the Planning Division. Decorative masonry block means slumpstone, split-face, or precision block with a stucco, plaster, or cultured stone finish. All decorative masonry block walls shall include a decorative cap. Pilasters shall be incorporated within any proposed block wall in excess of fifty (50) feet. The pilasters shall be spaced a maximum of fifty (50) feet and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum six (6) inches above and to the side of the wall/fence. All pilasters shall include a decorative cap.
10. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance.
11. The applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median and/or parkway landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto.
12. 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

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

3 13. The applicant shall submit street improvement plans by a registered California civil
4 engineer to the Public Works Engineering Division for review. The plans shall be
5 approved by the City Engineer prior to the approval of Tract Map No. 20085.

6 14. The applicant shall submit street light improvement plans by a registered California civil
7 engineer to the Public Works Engineering Division for review. The plans shall be
8 approved by the City Engineer prior to the approval of Tract Map No. 20085.

9 15. The applicant shall submit sewer improvement plans by a registered California civil
10 engineer to the Public Works Engineering Division for review. The plans shall be
11 approved by the City Engineer prior to the approval of Tract Map No. 20085.

12 16. The applicant shall submit traffic and signage improvement plans by a registered
13 California civil engineer to the Public Works Engineering Division for review. The
14 plans shall be approved by the City Engineer prior to the approval of Tract Map No.
15 20085.

16 17. The applicant shall submit copies of approved water improvement plans prepared by a
17 registered California civil engineer to the Public Works Engineering Division for record
18 purposes. The plans shall be approved by the Fontana Water Company, the City's water
19 purveyor, prior to the approval of Tract Map No. 20085.

20 18. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
21 The final lift of asphalt concrete pavement shall be postponed until such time that on-site
22 construction activities are complete, as may be determined by the City Engineer. Paving
23 of streets in one lift prior to completion of on-site construction will not be allowed,
24 unless prior authorization has been obtained from the City Engineer. Completion of
25 asphalt concrete paving for streets prior to completion of on-site construction activities,
26 if authorized by the City Engineer, will require additional paving requirements prior to
27 acceptance of the street improvements, including, but not limited to: removal and
28 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other
repairs, as required by the City Engineer.

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

20 The applicant shall dedicate additional right-of-way along the entire frontage of Linden
Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the
City Engineer.

21. The applicant shall dedicate a property line corner cutback at the northwest corner of the intersection of Linden Avenue and Cornell Street, in accordance with City Standard SC-235, as required by the City Engineer.
22. The applicant shall construct an 8 inch curb and gutter, located at 20 feet west of centerline along the entire frontage of Linden Avenue, with a 35 feet radius curb return and spandrel at the northwest corner of the intersection of Linden Avenue and Cornell Street, in accordance with City of Rialto Standard Drawings.
23. The applicant shall construct a 5 foot wide sidewalk adjacent to the curb along the entire frontage of Linden Avenue, in accordance with City of Rialto Standard Drawings.
24. The applicant shall construct a curb ramp meeting current California State Accessibility standards at the northwest corner of the intersection of Linden Avenue and Cornell Street, in accordance with the City of Rialto Standard Drawings.
25. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontage of Linden Avenue, as determined necessary by the City Engineer. New marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings.
26. The applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of Linden Avenue in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 6. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. Pavement shall extend from clean sawcut edge of pavement at centerline.
27. The applicant shall dedicate right-of-way along the entire frontage of Cornell Street to provide a minimum width of 40 feet, as required by the City Engineer.
28. The applicant shall construct a 6 inch curb and gutter, located at 18 feet north of centerline along the entire frontage of Cornell Street, with a 35 feet radius curb return and spandrel at the northwest corner of the intersection of Linden Avenue and Cornell Street, in accordance with City of Rialto Standard Drawings.
29. The applicant shall construct a 2 inch by 4 inch Redwood Header, located 8 feet south of centerline along the entire frontage of Cornell Street, in accordance with City of Rialto Standard Drawings.
30. The applicant shall construct one (1) residential drive-approach within each lot, in accordance with City of Rialto Standard Drawings.

- 1 31. The applicant shall construct a 6 foot wide sidewalk adjacent to the curb along the entire
2 frontage of Cornell Street, in accordance with City of Rialto Standard Drawings.
- 3 32. The applicant shall construct a new underground electrical system for public street
4 lighting improvements along the project frontage of Cornell Street, as determined
5 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
6 shall be installed in accordance with City of Rialto Standard Drawings.
- 7 33. The applicant shall construct new pavement with a minimum pavement section of 3
8 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum
9 subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of
10 Cornell Street in accordance with City of Rialto Standard Drawings. The pavement
11 section shall be determined using a Traffic Index ("TI") of 6. The pavement section
12 shall be designed by a California registered Geotechnical Engineer using "R" values
13 from the project site and submitted to the City Engineer for approval. Pavement shall
14 extend from the Redwood Header to the curb and gutter located 18 feet north of the
15 centerline.
- 16 34. The applicant shall construct an 8 inch V.C.P. sewer main along the entire project
17 frontage of Cornell Street with a connection to the sewer main within Linden Avenue, as
18 necessary to provide sewer services to the new residential development. All sewer shall
19 be installed in accordance with City of Rialto Standard Drawings, and as required by the
20 City Engineer.
- 21 35. The applicant shall construct a 4 inch V.C.P. sewer lateral to each lot with a connection
22 to the sewer main within Cornell Street, in accordance with City of Rialto Standard
23 Drawings, and as required by the City Engineer.
- 24 36. All sewer mains constructed by the applicant are to become part of the public sewer.
25 The sewer system shall be pressure tested and digitally video recorded by the applicant,
26 subject to the City's wastewater system operator (Veolia) review and approval, prior to
27 acceptance of the sewer system for maintenance by the City. The developer shall be
28 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.
37. Domestic water service to the underlying property is provided by the Fontana Water
Company. New domestic water service shall be installed in accordance with Fontana
Water Company requirements. Contact Fontana Water Company at (909) 822-2201 to
coordinate domestic water service requirements.
38. The applicant shall install a new domestic water line along the entire project frontage of
Cornell Street, pursuant to the Fontana Water Company requirements. A water line plan
shall be approved by Fontana Water Company prior to approval of Tract Map No.
20085.

- 1 39. The applicant shall submit a Grading Plan prepared by a California registered civil
2 engineer to the Public Works Engineering Division for review and approval. The
3 Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No.
4 20085.
- 5 40. The applicant shall submit a Water Quality Management Plan identifying site specific
6 Best Management Practices ("BMPs") in accordance with the Model Water Quality
7 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.
8 The site specific WQMP shall be submitted to the City Engineer for review and
9 approval with the Grading Plan. A WQMP Maintenance Agreement shall be required,
10 obligating the property owner(s) to appropriate operation and maintenance obligations
11 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and
12 Maintenance Agreement shall be approved prior to approval of Tract Map No. 20085.
- 13 41. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
14 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
15 modified September 2, 2009) is required via the California Regional Water Quality
16 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
17 Discharge Identification (WDID) number shall be provided to the City Engineer prior to
18 issuance of a grading or building permit. The applicant's contractor shall prepare and
19 maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the
20 General Construction Permit. All appropriate measures to prevent erosion and water
21 pollution during construction shall be implemented as required by the SWPPP.
- 22 42. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
23 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
24 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
25 submitted to the Public Works Engineering Division with the first submittal of the
26 Precise Grading Plan.
- 27 43. The applicant shall provide pad elevation certifications for all building pads in
28 conformance with the approved Grading Plan.
44. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.
45. 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

1 approval of the hydrology study by the City Engineer and may require redesign or
2 changes to site configuration or layout consistent with the findings of the final hydrology
3 study. The volume of increased stormwater runoff to retain on-site shall be determined
4 by comparing the existing “pre-developed” condition and proposed “developed”
5 condition, using the 100-year frequency storm.

6 46. Any utility trenches or other excavations within existing asphalt concrete pavement of
7 off-site streets required by the proposed development shall be backfilled and repaired in
8 accordance with City of Rialto Standard Drawings. The developer shall be responsible
9 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
10 off-site streets as required by and at the discretion of the City Engineer, including
11 additional pavement repairs to pavement repairs made by utility companies for utilities
12 installed for the benefit of the proposed development (i.e. Rialto Water Services,
13 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
14 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
15 concrete pavement of off-site streets required by the proposed development may require
16 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
17 discretion of the City Engineer. The pavement condition of the existing off-site streets
18 shall be returned to a condition equal to or better than existed prior to construction of the
19 proposed development.

20 47. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
21 electrical distribution lines of sixteen thousand volts or less and overhead service drop
22 conductors, and all telephone, television cable service, and similar service wires or lines,
23 which are on-site, abutting, and/or transecting, shall be installed underground. The
24 existing overhead utilities extending along the west side of Spruce Avenue meet the
25 requirement to be installed underground. Utility undergrounding shall extend to the
26 nearest off-site power pole; no new power poles shall be installed unless otherwise
27 approved by the City Engineer. A letter from the owners of the affected utilities shall be
28 submitted to the City Engineer prior to approval of the Grading Plan, informing the City
that they have been notified of the City’s utility undergrounding requirement and their
intent to commence design of utility undergrounding plans. When available, the utility
undergrounding plan shall be submitted to the City Engineer identifying all above
ground facilities in the area of the project to be undergrounded. Undergrounding of
existing overhead utility lines shall be completed prior to approval of Tract Map No.
20085.

23 48. Upon approval of any improvement plan by the City Engineer, the applicant shall
24 provide the improvement plan to the City in digital format, consisting of a DWG
25 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
26 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
27 submitted to the City may be authorized, upon prior approval by the City Engineer.

28 49. 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

1 certificate of occupancy. Any modifications or changes to approved improvement plans
2 shall be submitted to the City Engineer for approval prior to construction.

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

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

9 52. The applicant shall submit a final map (Tract Map No. 20085), be prepared by a
10 California registered Land Surveyor or qualified Civil Engineer, to the Public Works
11 Engineering Division for review and approval. A Title Report prepared for subdivision
12 guarantee for the subject property, the traverse closures for the existing parcel and all
13 lots created therefrom, and copies of record documents shall be submitted with Tract
14 Map No. 20085 to the Public Works Engineering Division as part of the review of the
15 Map. Tract Map No. 20085 shall be approved by the City Council prior to issuance of
16 any building permits.

17 53. In accordance with Government Code 66462, all required public improvements shall be
18 completed prior to the approval of a final map (Tract Map No. 20085). Alternatively,
19 the applicant may enter into a Subdivision Improvement Agreement to secure the cost of
20 all required public improvements at the time of requesting the City Engineer's approval
21 of Tract Map No. 20085. If a Subdivision Improvement Agreement is requested by the
22 applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision
23 Improvement Agreement. The applicant will be required to secure the Subdivision
24 Improvement Agreement pursuant to Government Code 66499 in amounts determined
25 by the City Engineer.

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

28 55. The applicant shall install a stop sign, stop bar, and "STOP" legend on Cornell Street at
the intersection of Linden Avenue, in accordance with City of Rialto Standard
Drawings, and in conformance with the 2014 California Manual on Uniform Traffic
Control Devices, or subsequent editions in force at the time of construction.

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

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

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

5 59. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
6 20085 is granted for a period of twenty-four (24) months from the effective date of
7 this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an
8 extension of time for TTM No. 20085 may be granted by the Planning Commission
9 for a period or periods not to exceed a total of thirty-six (36) months. The period or
10 periods of extension shall be in addition to the original twenty-four (24) months. An
11 application shall be filed with the Planning Division for each extension together with
12 the required fee prior to the expiration date of TTM No. 20085.

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

15 PASSED, APPROVED AND ADOPTED this 12th day of July, 2017.

16 _____
17 JOHN PEUKERT, CHAIR
18 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____th day of ____, 2017.

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

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
15 of Rialto this ____th day of ____, 2017.

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17
18
19 _____
20 SHEREE LEWIS, ADMINISTRATIVE ASSISTANT
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