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WHEREAS, the applicant, Asian Pacific, Inc., proposes to subdivide 4.75 acres of land (Portions APNs: 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue approximately 630 feet north of Randall Avenue, described in the legal description attached as Exhibit A (“Site”), into thirty-two (32) single-family lots and one (1) common open space lot and a stormwater retention basin (“Project”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted Zone Change No. 2017-0004 to change the zoning designation of the Site, from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) (“ZC No. 2017-0004”); and

WHEREAS, in conjunction with the Project, the applicant will also develop one (1) detached single-family residence on each of the thirty-two (32) single-family lots on the Site; and

-1-

referred to as Tentative Tract Map No. 20108, (“TTM No. 20108”), in accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.); and

WHEREAS, on November 28, 2018, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TTM No. 20108, GPA No. 2018-0002, and ZC No. 2017-0004, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TTM No. 20108, GPA No. 2018-0002, and ZC No. 2017-0004; 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:

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

SECTION 2. Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to TTM No. 20108, including written staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated herein, the Planning Commission hereby determines that TTM No. 20108 satisfies the requirements of Government Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a tentative map. The findings are as follows:

1. That the proposed tentative tract map is consistent with the General Plan of the City of Rialto and the Multi-Family Residential (R-3) zone, as applicable; and

This finding is supported by the following facts:

GPA No. 2018-0002, prepared in conjunction with the Project, will change the land use designation of the Site from Residential 6 to Residential 12. ZC No. 2017-0004, prepared in conjunction with the Project, will change the zoning designation of the Site from R-1C to R-3. The allowable density range within the Residential 12 designation and the R-3 zone is between 6.1 to 12.0 dwelling units per acre. The proposed density of the Site, as a result of the Project, is 6.73 dwelling units per acre, which is consistent with the Residential 12 land use designation and the R-3 zoning designation.

Furthermore, the R-3 zone requires a minimum gross site area of 1.0 acre. The area of the Site is 4.75 acres, which exceeds the minimum required. No minimum individual lot sizes

1 are specified within the development standards of the R-3 zone. As it pertains to the
2 tentative tract map, the proposed subdivision of the Site is consistent with the R-3 zone and
the Residential 12 land use designation.

- 3 2. That the design and improvements of the proposed tentative tract map are consistent
4 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the
Multi-Family Residential (R-3) zone; and

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

6
7 The Project will comply with all of the technical standards required by Subdivision Map
8 Act. Additionally, the Project is consistent with the proposed R-3 zone and the proposed
9 Residential 12 land use designation, as all of the development standards for the R-3 zone
and the density requirements of the Residential 12 land use designation are satisfied within
the Project.

10 A portion of Sycamore Avenue will provide the primary access to the Project. A new
11 distinctive entryway, featuring a landscaped median, decorative paving, and signage, will be
12 located east of Sycamore Avenue. Access within the Project will be provided by a new
private street system throughout the inside of the project site.

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

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

15
16 The Site is a relatively flat, rectangular, expansive in size, and development of the land
17 should be easily accommodated. The applicant will be required to submit a
geotechnical/soils report to the Public Works Department for review and approval prior
18 to issuance of any building permits.

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

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

21 The Site is 4.75 acres in size. Upon the completion of GPA No. 2018-0002 and ZC No.
22 2017-0004 the maximum density allowed on the Site will be 12.0 dwelling units per acre.
23 The acreage of the Site is suitable to accommodate the proposed density of 6.73 dwelling
units per acre.

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

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

27 According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is
28 designated as a habitat for the endangered Delhi Sands Flower-Loving Fly (DSF).

1 However, the applicant hired Powell Environmental Consultants to conduct survey of the
2 Site in 2017 and 2018 to determine if the DSF was present on the Site. Each survey
3 determined that the DSF was not present on the Site. A condition of approval contained
4 herein requires the applicant to provide the Planning Division with documentation of
5 clearance from the United States Fish & Wildlife Services prior to the commencement of
6 any ground disturbance activities on the Site. Additionally, the initial study prepared for the
7 Project determined that the Site did not contain suitable habitat for any other known
8 threatened or endangered species, including the Burrowing Owl and the San Bernardino
9 Kangaroo Rat.

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

This finding is supported by the following facts:

10 The Site is bound on the west side by Sycamore Avenue and approximately 630 feet
11 south by Randall Avenue. To the east of the project site are several rural single-family
12 residences. The project site is surrounded by single-family residential subdivisions
13 located to the west, north and south. The zoning of the project site is Single-Family
14 Residential (R-1C) along with the properties on the west, south and the two houses on the
15 northwest side of the project site. The properties to the north are Planned Residential
16 Development (PRD-A) and the properties to the east are Agricultural (A-1). The
17 proposed detached single-family development pertaining to the land division is consistent
18 with all nearby land uses. Construction impacts will be limited through the strict
19 enforcement of the allowable construction hours listed in Section 9.50.070 of the Rialto
20 Municipal Code, as well as enforcement of regular watering of the Site to limit airborne
21 dust and other particulate matter. Operationally, generally speaking, detached single-
22 family dwellings have little to no impact on the environment and on surrounding
23 properties, specifically with respect to air quality, noise, and traffic. The Project is not
24 likely to cause any public health problems.

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

This finding is supported by the following facts:

23 Four (4) easements exist on or in relation to the Site. Two (2) easements are in relation to
24 land dedicated to the City of Rialto for drainage and present or future unrestricted flow and
25 discharge of surface water. Both of these easements will remain unaffected by the Project.
26 The third easement is in favor of the Semi-Tropic Land and Water Company and dates back
27 to December 24, 1890. The fourth is set for The Burlington Northern & Santa Fe Railway
28 Company recorded on November, 10 1997. The proposed subdivision will not conflict with
any of the easement on the property.

1 SECTION 3. An Initial Study (Environmental Assessment Review No. 2017-0066) has
2 been prepared for the proposed project in accordance with the California Environmental Quality Act
3 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance,
4 provided that mitigation measures are implemented, and a Mitigated Negative Declaration has been
5 prepared in accordance with CEQA. The Planning Commission hereby recommends that the City
6 Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the
7 necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

8 SECTION 4. The Planning Commission hereby recommends that the City Council approve
9 TTM No. 20108, in conjunction with the GPA No. 2018-0002 and ZC No. 2017-0004, to allow the
10 subdivision of 4.75 acres of land (APNs: 0131-111-05, 07, -75 & -76) located east of Sycamore
11 Avenue approximately 630 feet north Randall Avenue, described in the legal description attached as
12 Exhibit A, into thirty-two (32) detached single-family lots, one (1) common open space lot and a
13 stormwater retention basin, in accordance with the application on file with the Planning Division,
14 subject to the following conditions:

- 16 1. TTM No. 20108 is approved allowing the subdivision of 4.75 acres of land (APNs:
17 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue approximately 630 feet
18 of Randall Avenue, described in the legal description attached as Exhibit A, into thirty-
19 two (32) detached single-family lots one (1) common open space lot and a stormwater
20 retention basin, as shown on the tentative map re-submitted to the Planning Division on
21 October 1, 2018, and as approved by the Planning Commission and City Council. If the
22 Conditions of Approval specified herein are not satisfied or otherwise completed, the
23 Project shall be subject to revocation.
- 24 2. Prior to the issuance of building or grading permits for the proposed development, a
25 Precise Plan of Design shall be approved by the City's Development Review Committee
26 (DRC).
- 27 3. City inspectors shall have access to the Site to reasonably inspect the Site during
28 normal working hours to assure compliance with these conditions and other codes.
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. 20108. The City will promptly notify the applicant of any such

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

- 3 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
4 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
5 subject to protest by the applicant at the time of approval or conditional approval of
6 the Project or within 90 days after the date of the imposition of the fees, dedications,
7 reservations, or exactions imposed on the Project.
- 8 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
9 shall analyze the Project's impact to the City's General Fund. The applicant shall be
10 required to mitigate any negative fiscal impacts identified in the report through the
11 formation of a Community Facilities District, payment of a Municipal Services Fee, or
12 other acceptable mitigation method.
- 13 7. The applicant shall complete and abide by all mitigation measures contained within the
14 Mitigation Monitoring and Reporting Program associated with Environmental
15 Assessment Review No. 2017-0066 prior to issuance of any Certificate of Occupancy.
- 16 8. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh
17 Nation, prior to the issuance of a grading permit, to allow a Native American Monitor to
18 be located on-site during all ground disturbances, or as required by the Gabrieleño Band
19 of Mission Indians-Kizh Nation.
- 20 9. The Applicant shall coordinate with the Augustine Band of Cahuilla Indians, prior to the
21 issuance of a grading permit, to allow a Native American Monitor to be located on-site
22 during all ground disturbances, or as required by the Augustine Band of Cahuilla
23 Indians.
- 24 10. The Applicant shall coordinate with the San Manuel Band of Mission Indians, prior to
25 the issuance of a grading permit, to allow a Native American Monitor to be located on-
26 site during all ground disturbances, or as required by the San Manuel Band of Mission
27 Indians.
- 28 11. The Applicant shall provide documentation indicating clearance from the United States
Fish & Wildlife Service in regards to the Delhi Sands Flower-Loving Fly (DSF) prior to
the commencement of any ground disturbance activities and prior to the issuance of a
rough or precise grading permit.
12. Approval of TTM No. 20108 will not be valid until such time that the City Council of
the City of Rialto has approved General Plan Amendment No. 2018-0002 and Zone
Change No. 2017-0004, which were prepared in conjunction with the Project.
13. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) for a
Home Owners Association (H.O.A.) to the Planning Division for review and approval
by the City Attorney prior to recordation of the Final Map.

- 1 14. The applicant shall install security gates and fencing at the driveway connected to
2 Sycamore Avenue prior to the issuance of a certificate of occupancy. The gates and
3 fencing shall have a minimum height of six (6) feet. The gates and fencing at the
4 driveway shall be installed in-line with the perimeter block wall. The gates and fencing
5 shall be setback approximately 50 feet from the property line on Sycamore Avenue in
6 order to provide adequate vehicle stacking between the gate and the public right-of-way.
- 7 15. The applicant shall construct a minimum six (6) foot high solid decorative masonry
8 block wall around the perimeter of the project, or as approved by the Planning Division,
9 prior to the issuance of any certificate of occupancy. Decorative masonry block means
10 tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or
11 cultured stone finish. All decorative masonry block walls shall include a decorative cap.
12 Pilasters shall be incorporated within the all block walls. The pilasters shall be spaced a
13 maximum of fifty (50) feet and shall be placed at all corners and ends of the wall. All
14 pilasters shall protrude a minimum of six (6) inches above and at least six (6) inches to
15 the side of the wall. All pilasters shall include a decorative cap.
- 16 16. The private streets within the development shall be named as shown on the tentative
17 map, and as follows:
18 a. The entryway shall be named "Alru Street"
19 b. The easterly north-south street shall be named "Marcella Avenue".
20 c. The westerly north-south street shall be named "Oakdale Avenue".
21 d. The northerly east-west street shall be named "Lily Street".
22 e. The southerly east-west street shall be named "Rosa Street".
- 23 17. The applicant shall pay all applicable development impact fees in accordance with the
24 current City of Rialto fee ordinance.
- 25 18. The location of Parcel 19 as shown on Tentative Track Map No. 20108, will be utilized
26 by the Fire Department in case of an emergency for their required turn around radius.
27 Parcel 19 shall remain vacant until the properties northwest of the project site are
28 connected, providing adequate access for the Rialto Fire Department. Parcel 19 shall be
maintain at all times and shall include asphalt for Fire Department vehicle access only.
19. 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.
20. 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 21. 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. 20108.
- 6 22. 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. 20108.
- 9 23. 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.
12 20108.
- 13 24. The applicant shall submit traffic and signage improvement plans by a registered
14 California civil engineer to the Public Works Engineering Division for review. The
15 plans shall be approved by the City Engineer prior to the approval of Tract Map No.
16 20108.
- 17 25. The applicant shall submit copies of approved water improvement plans prepared by a
18 registered California civil engineer to the Public Works Engineering Division for record
19 purposes. The plans shall be approved by Rialto Water Services, the City's water
20 purveyor, prior to the approval of Tract Map No. 20108.
- 21 26. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
22 The final lift of asphalt concrete pavement shall be postponed until such time that on-site
23 construction activities are complete, as may be determined by the City Engineer. Paving
24 of streets in one lift prior to completion of on-site construction will not be allowed,
25 unless prior authorization has been obtained from the City Engineer. Completion of
26 asphalt concrete paving for streets prior to completion of on-site construction activities,
27 if authorized by the City Engineer, will require additional paving requirements prior to
28 acceptance of the street improvements, including, but not limited to: removal and
replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other
repairs, as required by the City Engineer.
- 27 27. The public and 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.
- 26 28. The applicant shall dedicate additional right-of-way along the entire frontage of
Sycamore Avenue, as necessary, to provide the ultimate half-width of 32 feet, as
required by the City Engineer.

- 1 29. The applicant shall construct a curb ramp meeting current California State Accessibility
2 standards at the northeast corners of the intersection of Sycamore Avenue, in accordance
3 with the City of Rialto Standard Drawings.
- 4 30. The applicant shall construct a new underground electrical system for public street
5 lighting improvements along the project frontages of Sycamore Avenue, as determined
6 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
7 shall be installed in accordance with City of Rialto Standard Drawings.
- 8 31. The applicant shall remove existing pavement and construct new pavement with a
9 minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed
10 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
11 equal, along the entire frontages of Sycamore Avenue in accordance with City of Rialto
12 Standard Drawings. The pavement section shall be determined using a Traffic Index
13 ("TI") of 6. The pavement section shall be designed by a California registered
14 Geotechnical Engineer using "R" values from the project site and submitted to the City
15 Engineer for approval. Pavement shall extend from clean sawcut edge of pavement at
16 centerline. Alternatively, depending on the existing street condition and as approved by
17 the City Engineer, a street overlay, slurry seal, or other repair can be performed to
18 preserve the existing pavement.
- 19 32. All broken or off-grade street and sidewalk improvements along the project frontages of
20 Sycamore Avenue shall be repaired or replaced, as required by the City Engineer.
- 21 33. The applicant shall construct an 8 inch V.C.P. sewer lateral connection to the sewer
22 main within Sycamore Avenue as necessary to provide sewer services to the new
23 residential development. All sewer shall be installed in accordance with City of Rialto
24 Standard Drawings and as required by the City Engineer. All on-site sewer will be
25 privately maintained.
- 26 34. Domestic water service to the underlying property is provided by the Rialto Water
27 Services. New domestic water service shall be installed in accordance with Rialto Water
28 Services requirements. Contact Rialto Water Services at (909) 820-2546 to coordinate
domestic water service requirements.
35. The applicant shall install a new domestic water line lateral connection to the main water
line within Sycamore Avenue, pursuant to the Rialto Water Services requirements. A
water line plan shall be approved by Rialto Water Services prior to approval of Tract
Map No. 20108.
36. The applicant shall submit a Grading Plan prepared by a California registered civil
engineer to the Public Works Engineering Division for review and approval. The
Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No.
20108.

- 1 37. The applicant shall submit a Water Quality Management Plan identifying site specific
2 Best Management Practices (“BMPs”) in accordance with the Model Water Quality
3 Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed.
4 The site specific WQMP shall be submitted to the City Engineer for review and
5 approval with the Grading Plan. A WQMP Maintenance Agreement shall be required,
6 obligating the property owner(s) to appropriate operation and maintenance obligations
7 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and
8 Maintenance Agreement shall be approved prior to approval of Tract Map No. 20108.
- 9 38. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
10 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
11 modified September 2, 2009) is required via the California Regional Water Quality
12 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
13 Discharge Identification (WDID) number shall be provided to the City Engineer prior to
14 issuance of a grading or building permit. The applicant’s contractor shall prepare and
15 maintain a Storm Water Pollution Prevention Plan (“SWPPP”) as required by the
16 General Construction Permit. All appropriate measures to prevent erosion and water
17 pollution during construction shall be implemented as required by the SWPPP.
- 18 39. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
19 registered Geotechnical Engineer, for and incorporated as an integral part of the grading
20 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
21 submitted to the Public Works Engineering Division with the first submittal of the
22 Precise Grading Plan.
- 23 40. The applicant shall provide pad elevation certifications for all building pads in
24 conformance with the approved Grading Plan.
- 25 41. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant
26 shall demonstrate that all structural BMP’s have been constructed and installed in
27 conformance with approved plans and specifications, and as identified in the approved
28 WQMP.
42. All stormwater runoff passing through the site shall be accepted and conveyed across the
property in a manner acceptable to the City Engineer. For all stormwater runoff falling
on the site, on-site retention or other facilities approved by the City Engineer shall be
required to contain the increased stormwater runoff generated by the development of the
property. Provide a hydrology study to determine the volume of increased stormwater
runoff due to development of the site, and to determine required stormwater runoff
mitigation measures for the proposed development. Final retention basin sizing and
other stormwater runoff mitigation measures shall be determined upon review and
approval of the hydrology study by the City Engineer and may require redesign or
changes to site configuration or layout consistent with the findings of the final hydrology
study. The volume of increased stormwater runoff to retain on-site shall be determined
by comparing the existing “pre-developed” condition and proposed “developed”
condition, using the 100-year frequency storm.

- 1 43. Any utility trenches or other excavations within existing asphalt concrete pavement of
2 off-site streets required by the proposed development shall be backfilled and repaired in
3 accordance with City of Rialto Standard Drawings. The developer shall be responsible
4 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
5 off-site streets as required by and at the discretion of the City Engineer, including
6 additional pavement repairs to pavement repairs made by utility companies for utilities
7 installed for the benefit of the proposed development (i.e. Rialto Water Services,
8 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
9 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
10 concrete pavement of off-site streets required by the proposed development may require
11 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
12 discretion of the City Engineer. The pavement condition of the existing off-site streets
13 shall be returned to a condition equal to or better than existed prior to construction of the
14 proposed development.
- 15 44. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
16 electrical distribution lines of sixteen thousand volts or less and overhead service drop
17 conductors, and all telephone, television cable service, and similar service wires or lines,
18 which are on-site, abutting, and/or transecting, shall be installed underground. Utility
19 undergrounding shall extend to the nearest off-site power pole; no new power poles shall
20 be installed unless otherwise approved by the City Engineer. A letter from the owners
21 of the affected utilities shall be submitted to the City Engineer prior to approval of the
22 Grading Plan, informing the City that they have been notified of the City's utility
23 undergrounding requirement and their intent to commence design of utility
24 undergrounding plans. When available, the utility undergrounding plan shall be
25 submitted to the City Engineer identifying all above ground facilities in the area of the
26 project to be undergrounded. Undergrounding of existing overhead utility lines shall be
27 completed prior to approval of Tract Map No. 20108.
- 28 45. Upon approval of any improvement plan by the City Engineer, the applicant shall
provide the improvement plan 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.
46. 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.
47. Nothing shall be constructed or planted in the corner cut-off area of any driveway,
which exceeds or will exceed 30 inches in height, in order to maintain an appropriate
sight distance, as required by the City Engineer.

- 1 48. All proposed trees within the public right-of-way and within 10 feet of the public
2 sidewalk and/or curb shall have City approved deep root barriers installed, as required
3 by the City Engineer.
- 4 49. The applicant shall submit a final map (Tract Map No. 20108), be prepared by a
5 California registered Land Surveyor or qualified Civil Engineer, to the Public Works
6 Engineering Division for review and approval. A Title Report prepared for subdivision
7 guarantee for the subject property, the traverse closures for the existing parcel and all
8 lots created therefrom, and copies of record documents shall be submitted with Tract
9 Map No. 20108 to the Public Works Engineering Division as part of the review of the
10 Map. Tract Map No. 20108 shall be approved by the City Council prior to issuance of
11 any building permits.
- 12 50. In accordance with Government Code 66462, all required public improvements shall be
13 completed prior to the approval of a final map (Tract Map No. 20108). Alternatively,
14 the applicant may enter into a Subdivision Improvement Agreement to secure the cost of
15 all required public improvements at the time of requesting the City Engineer's approval
16 of Tract Map No. 20108. If a Subdivision Improvement Agreement is requested by the
17 applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision
18 Improvement Agreement. The applicant will be required to secure the Subdivision
19 Improvement Agreement pursuant to Government Code 66499 in amounts determined
20 by the City Engineer.
- 21 51. A minimum of 48 inches of clearance for disabled access shall be provided on all public
22 sidewalks.
- 23 52. The applicant shall provide construction signage, lighting and barricading during all
24 phases of construction as required by City Standards or as directed by the City Engineer.
25 As a minimum, all construction signing, lighting and barricading shall be in accordance
26 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform
27 Traffic Control Devices, or subsequent editions in force at the time of construction.
- 28 53. The use of dust and erosion control measures to prevent excessive adverse impacts on
adjoining properties during construction will be required by the Engineering Division
of the Public Works Department.
54. The applicant shall comply with all other applicable State and local ordinances.
55. Applicant shall comply with all conditions of approval contained in GPA No. 2018-
0002 and ZC No. 2017-0004, to the extent they are not in conflict with any condition of
approval herein.
56. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
20108 is granted for a period of twenty-four (24) months from the effective date of
this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an
extension of time for TTM No. 20108 may be granted by the Planning Commission

1 for a period or periods not to exceed a total of thirty-six (36) months. The period or
2 periods of extension shall be in addition to the original twenty-four (24) months. An
3 application shall be filed with the Planning Division for each extension together with
4 the required fee prior to the expiration date of TTM No. 20108.

5 57. The Transportation Commission approved the project on November 7, 2018 and
6 included a mitigation measure requiring a fair-share payment towards a future traffic
7 signal at Randall Avenue and Sycamore Avenue. The applicant shall pay the fair-share
8 contribution of 13.5% (approximately \$53,800) prior to issuance of grading permit.

9 58. The curb along the north side of Lot No. 29 (TTM 20108) shall be painted red to avoid
10 any vehicle parking.

11 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
12 adoption of this resolution and thereupon the same shall take effect and be in force.

13 PASSED, APPROVED AND ADOPTED this 28th day of November, 2018.

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16 _____
17 JOHN PEUKERT, CHAIR
18 CITY OF RIALTO PLANNING COMMISSION
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8 STATE OF CALIFORNIA)
9 COUNTY OF SAN BERNARDINO) ss
10 CITY OF RIALTO)
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12

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

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

18 Vote on the motion:

19 AYES:

20 NOES:

21 ABSENT:

22 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
23 of Rialto this ____th day of ____, 2018.
24
25
26

27 _____
ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
28

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7 Exhibit 'A'

8
9 All that certain real property situated in the County of San Bernardino, State of California,
described as follows:

10 **PARCEL A:**

11 The North 60 feet of the West 330 feet of the South 210 feet of Lot 138,
12 Town of Rialto and adjoining subdivision, in the City of Rialto, County of
San Bernardino, State of California, as per map recorded in Book 4 Page
11, of Maps, in the office of the County Recorder of said County.

13 *Assessor's Parcel No: 0131-111-07*

14 **PARCEL B:**

15 The South 330 feet of Farm Lot 138, Town of Rialto and adjoining
16 subdivisions, in the City of Rialto, County of San Bernardino, State of
California, as per map recorded in Book 4, Page 11 of Maps, in the Office
17 of the County Recorder of said County.

18 Excepting therefrom the East 525 feet and the North 310 feet of the
West 330 feet thereof.

19 Also excepting therefrom the East 2 feet of the West 32 feet of said land
20 as conveyed to the City of Rialto in the deed recorded November 12,
1973, in Book 8305, Page 514, of Official Records.

21 **Note:** Areas and distances are computed to the street centers.

22 *Assessor's Parcel No: 0131-111-05*

23 **PARCEL C:**

24 Parcel 1 of Parcel Map Number 4596, in the City of Rialto, County of San
25 Bernardino, State of California, as per map recorded in Book 53, of
Parcel Maps, Page 94, in the Office of the County Recorder of said
County.

26 *Assessor's Parcel No: 0131-111-76*

27 **PARCEL D:**
28

Exhibit 'A'

Parcel 2 of Parcel Map 4596, in the City of Rialto, County of San Bernardino, State of California, as per map recorded in Book 53 Page 94, of Parcel Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 0131-111-75