

**RESOLUTION NO. 18-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP TO ALLOW THE CONSOLIDATION OF THREE (3) PARCELS INTO ONE (1) PARCEL OF LAND TO FACILITATE THE DEVELOPMENT OF A 188,712 SQUARE FOOT INDUSTRIAL WAREHOUSE DISTRIBUTION FACILITY LOCATED AT THE SOUTHWEST CORNER OF WALNUT AVENUE AND ALDER AVENUE (APN 0240-201-31, -60, -02) WITHIN THE EMPLOYMENT (EMP) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Pacific Industrial, LLC , proposes to consolidate three parcels of land (APN: 0240-201-31, -60 & -02) into one parcel, totaling 8.84 acres (“Project”) located at the southwest corner of Walnut Avenue and Alder Avenue within the Employment (EMP) zone of the Renaissance Specific Plan (“Site”); and

WHEREAS, the Project will result in the creation of one (1) 8.84 net acre parcel (Parcel 1) to facilitate the development of a 188,712 square foot industrial warehouse facility ; and

WHEREAS, the Project within the Employment (EMP) zone requires the approval of a tentative parcel map, and the Applicant has agreed to apply for a TPM No. 2018-0002 (“TPM No. 19942”), in accordance with Government Code Sections 66473.5 and 66474; 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 TPM No. 19942, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 19942; 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.

1        SECTION 2. Based on substantial evidence presented to the Planning Commission during  
2 the public hearing conducted with regard to TPM No. 19942, including written staff reports, verbal  
3 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning  
4 Commission hereby determines that TPM No. 19942 satisfies the requirements of Government  
5 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to  
6 approving a tentative map. The findings are as follows:

- 7            1.        That the proposed Tentative Parcel Map is consistent with the General Plan of the  
8                      City of Rialto and the Employment (EMP) zone of the Renaissance Specific Plan;  
9                      and

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

11            The Site has a General Plan designation of Specific Plan, and a zoning designation of EMP  
12            (Employment) within the Renaissance Specific Plan. The Project will consolidate the Site  
13            into one (1) parcel of land, 8.84 net acres in size, to facilitate the development of a 188,712  
14            square foot industrial warehouse facility. Per Table 3-5 (Development Standards), of the  
15            Renaissance Specific Plan, the required minimum parcel size within the EMP  
16            (Employment) zone is twenty-two thousand five hundred (22,500) square feet for  
17            commercial uses. The proposed parcel greatly exceeds the required minimum size.

- 18            2.        That the design and improvement of the proposed Tentative Parcel Map is consistent  
19                      with the Subdivision Ordinance, the General Plan of the City of Rialto and the C-P  
20                      (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan.

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

22            The Project will comply with all technical standards required by Subdivision Map Act, the  
23            General Plan of the City of Rialto, and the EMP zone of the Renaissance Specific Plan. The  
24            proposed parcel is consistent and meets the minimum lot area as required by the EMP  
25            zone of the Foothill Boulevard Specific Plan.

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

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

30            The Site contains 8.84 net acres, is rectangular in shape, fairly level, and adjacent to a Major  
31            Arterial street (Alder Avenue) to the east and a Commercial Collector street (Walnut  
32            Avenue) to the north, which will be able to accommodate the proposed use. The site is  
33            compatible with the surrounding use to the north and south which also has a zoning  
34            designation of Employment (EMP) within the Renaissance Specific Plan. To the east is an  
35            existing legal non-conforming residence and a warehouse distribution facility within the  
36            Business Center (B-C) zone of the Renaissance Specific Plan. To the west is a warehouse

1 distribution facility with the Planned Industrial Development (I-PID) zone of the Rialto  
2 Airport Specific Plan. The proposed development of the corner site has been designed with  
3 consideration of the street view by orienting all paddock door and truck court to the west  
4 side of the building and the installation of screen wall as necessary.

5  
6 4. That the site is physically suitable for the proposed density of development.

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

8 The Project will consolidate the site into one (1) parcel of land, 8.84 net acres in size, to  
9 facilitate the development of a 188,712 square foot industrial warehouse facility. The  
10 project meets all criteria on Table 3-5 (Development Standards), of the Renaissance  
11 Specific Plan, and the proposed use is compatible with the zone and surrounding uses.  
12 Section 3 (Development Criteria) of the Renaissance Specific Plan contains provisions for  
13 incentives, or development standard bonuses, in exchange for desired development features.  
14 The incentives may provide a Floor Area Ratio ("FAR") bonus, setback reduction, parking  
15 reduction, etc., and may be awarded through a Conditional Development Permit ("CDP") on  
16 a case-by-case basis. The applicant has proposed an FAR bonus through the CDP  
17 application in conjunction with the proposed tentative parcel map for review and  
18 consideration. Therefore, the site is physically suitable and has been designed to  
19 accommodate the proposed density.

20  
21 5. That the design of the land division is not likely to cause substantial environmental  
22 damage or substantially injure fish or wildlife or their habitat.

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

24 The subject site is 8.84 acres of vacant land within an urbanized area surrounded by  
industrial warehouse developments with except of the adjacent parcel. Furthermore, an  
Initial Study (Environmental Assessment Review No. 2018-0002) has prepared for the  
proposed development in accordance with the requirements of the California  
Environmental Quality Act (CEQA). Based on the findings and recommended mitigation  
measures within the Initial Study, staff determined that the project would not have an  
adverse impact on the environment, provided implementation of mitigation measures.

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

*This finding is supported by the following facts:*

The Project is consistent with the General Plan and the Employment (EMP) zone within  
the Renaissance Specific Plan. Following Planning Commission consideration of the  
project, the Development Review Committee (DRC) will finalize all Precise Plan of  
Design development-related condition to ensure that the design of the Project meets the  
City's Design Guidelines. The development project is consistent with the surrounding  
developments. The project is not expected to negatively impact any uses with the  
successful implementation of mitigation measures. Furthermore, construction impacts on  
the site 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

1 watering of the site to limit airborne dust and other particulate matter. As a result, the  
2 Project is not likely to cause any public health problems.

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

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

6 Upon completion of the Final Map and the required street dedication, and landscape  
7 easements will be recorded and approved by the Public Works Department. Additionally, all  
8 required site adjacent improvements will be reviewed and approved by the Public Works  
Department and will be constructed prior to the issuance of the Certificate of Occupancy.

9 SECTION 3. Based on the findings and recommended mitigation within the Initial Study,  
10 staff determined that the project will not have an adverse impact on the environment, provided that  
11 mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The  
12 local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative  
13 Declaration for the project, and the City mailed the notice to all property owners within 300 feet of  
14 the project site for a public comment period held from October 15, 2018 to November 3, 2018. The  
15 Mitigated Negative Declaration was prepared in accordance with the California Environmental  
16 Quality Act (CEQA). The Planning Commission directs the Planning Division to file the necessary  
documentation with the Clerk of the Board of Supervisors for San Bernardino County.

17 SECTION 4. The Planning Commission hereby approves TPM No. 19942 to allow the  
18 consolidation of three (3) parcels into one (1) parcel (APN 02407-201-31, -60, & -02) to facilitate  
19 the proposed development located on the southwest corner of Walnut Avenue and Alder Avenue  
20 within the Employment (EMP) zone of the Renaissance Specific Plan, in accordance with the plans  
21 and application on file with the Planning Division, subject to the following conditions:

- 22 1. TPM No. 19942 is approved allowing the consolidation of the Site into one (1) parcel of  
23 land, 8.84 net acres in size, to facilitate the development of a 188,712 square foot industrial  
24 warehouse facility located on the southwest corner of Walnut Avenue and Alder Avenue  
shown on the tentative map submitted to the Planning Division on March 6, 2018, and  
as approved by the Planning Commission, subject to all requirements of the  
Employment (EMP) zone of the Renaissance Specific Plan. If the Conditions of

Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.

2. City inspectors shall have access to the Site to reasonably inspect the Site during normal working hours to assure compliance with these conditions and other codes.
3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning TPM No. 19942. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
5. Prior to issuance of a grading permit, the Applicant shall coordinate with the Gabrieleno Band of Mission Indians-Kizh Nation (Kizh Nation) to provide an on-site tribal monitor for all ground disturbance activities. Applicant shall provide the City with documented proof of monitoring coordination with the Kizh Nation prior to issuance of a grading permit.
6. All mitigation measures listed in Environmental Assessment Review No. 2018-0002 shall be met prior to issuance of any Certificate of Occupancy
7. All conditions of approval for TPM No. 19942 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
8. The Applicant shall pay all applicable development impact fees in accordance with the City of Rialto fee ordinance in effect at the time the fees are due, prior to the issuance of any building permits related to the Project.
9. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
10. The Applicant shall landscape and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
11. All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to

the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period.

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 meters. New meter pedestals shall be installed and electrical service paid by the developer, until such time as the improvements have been accepted and the underlying property is annexed into LLMD 2.
13. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.
14. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
15. The development of the Site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall ensure development of the site incorporates post-construction Best Management Practices (“BMPs”) in accordance with the Model Water Quality Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed. The Applicant is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval.
16. An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws.
17. The Applicant shall connect the development to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
18. The Applicant shall submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
19. All sewer mains constructed by the applicant and to become part of the public sewer system shall be pressure tested and digitally video recorded by the City’s wastewater system operator (Veolia) prior to acceptance of the sewer system for maintenance by the City. The developer shall be responsible for all costs associated with testing and inspection services. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
20. The Applicant shall provide certification from Rialto Water Services demonstrating that all water and/or wastewater service accounts have been documented, prior to the issuance of a Certificate of Occupancy.

- 1 21. The Applicant shall submit a Precise Grading Plan prepared by a California registered  
2 civil engineer to the Engineering Division for review and approval. The Precise  
3 Grading Plan shall be approved by the City Engineer prior to issuance of a building  
4 permit.
- 5 22. 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 Precise Grading Plan. A WQMP Maintenance Agreement shall be  
10 required, obligating the property owner(s) to appropriate operation and maintenance  
11 obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP  
12 and Maintenance Agreement shall be approved prior to issuance of a building permit,  
13 unless otherwise allowed by the City Engineer.
- 14 23. A Notice of Intent (NOI) to comply with the California General Construction  
15 Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2,  
16 2009) is required via the California Regional Water Quality Control Board online  
17 SMARTS system. A copy of the executed letter issuing a Waste Discharge  
18 Identification (WDID) number shall be provided to the City Engineer prior to issuance  
19 of a grading or building permit. The Applicant's contractor shall prepare and maintain a  
20 Storm Water Pollution Prevention Plan ("SWPPP") as required by the General  
21 Construction Permit. All appropriate measures to prevent erosion and water pollution  
22 during construction shall be implemented as required by the SWPPP.
- 23 24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer  
24 shall be required for and incorporated as an integral part of the grading plan for the  
proposed development. A copy of the Geotechnical/Soils Report shall be submitted to  
the Engineering Division with the first submittal of the Precise Grading Plan.
- 25 25. The Applicant shall provide pad elevation certifications for all building pads in  
conformance with the approved Precise Grading Plan, to the Engineering Division prior  
to construction of any building foundation.
- 26 26. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall  
demonstrate that all structural BMP's have been constructed and installed in  
conformance with approved plans and specifications, and as identified in the approved  
WQMP.
- 27 27. All stormwater runoff passing through the Site shall be accepted and conveyed across  
the property in a manner acceptable to the City Engineer. For all stormwater runoff  
falling on the site, on-site detention or other facilities approved by the City Engineer  
shall be required to contain the increased stormwater runoff generated by the  
development of the property. Provide a hydrology study to determine the volume of  
increased stormwater runoff due to development of the site, and to determine required  
stormwater runoff mitigation measures for the proposed development. Final detention  
basin sizing and other stormwater runoff mitigation measures shall be determined upon  
review and approval of the hydrology study by the City Engineer and may require  
redesign or changes to site configuration or layout consistent with the findings of the

1 final hydrology study. The volume of increased stormwater runoff to retain on-site shall  
2 be determined by comparing the existing “pre-developed” condition and proposed  
“developed” condition, using the 100-year frequency storm.

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

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

14 30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
15 electrical distribution lines of sixteen thousand volts or less and overhead service drop  
16 conductors, and all telephone, television cable service, and similar service wires or lines,  
17 which are on-site, abutting, and/or transecting, shall be installed underground. Utility  
18 undergrounding shall extend to the nearest off-site power pole; no new power poles shall  
19 be installed unless otherwise approved by the City Engineer. A letter from the owners  
20 of the affected utilities shall be submitted to the City Engineer prior to approval of the  
Grading Plan, informing the City that they have been notified of the City’s utility  
undergrounding requirement and their intent to commence design of utility  
undergrounding plans. When available, the utility undergrounding plan shall be  
submitted to the City Engineer identifying all above ground facilities in the area of the  
project to be undergrounded.

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

32. The original improvement plans prepared for the proposed development and approved  
by the City Engineer (if required) shall be documented with record drawing “as-built”  
information and returned to the Engineering Division prior to issuance of a final



- 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 33. All proposed trees within the public right-of-way and within 10 feet of the public  
4 sidewalk and/or curb shall have City approved deep root barriers installed, as required  
5 by the City Engineer.
- 6 34. A Tentative Parcel Map shall be prepared by a California registered Land Surveyor or  
7 qualified Civil Engineer and submitted to the Engineering Division for review and  
8 approval. A Title Report prepared for subdivision guarantee for the subject property, the  
9 traverse closures for the existing parcel and all lots created therefrom, and copies of  
10 record documents shall be submitted with the Parcel Map to the Engineering Division as  
11 part of the review of the Map. The Tentative Parcel Map shall be approved by the City  
12 Council prior to issuance of any building permits.
- 13 35. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,  
14 striping, and street lights, associated with the proposed development shall be replaced as  
15 required by the City Engineer prior to issuance of a Certificate of Occupancy.
- 16 36. The Applicant shall submit traffic striping and signage plans prepared by a California  
17 registered civil engineer, for review and approval by the City Engineer. All required  
18 traffic striping and signage improvements shall be completed concurrently with required  
19 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a  
20 building permit.
- 21 37. Construction signing, lighting and barricading shall be provided during all phases of  
22 construction as required by City Standards or as directed by the City Engineer. As a  
23 minimum, all construction signing, lighting and barricading shall be in accordance with  
24 Part 6 "Temporary Traffic Control" of the 2012 California Manual on Uniform Traffic  
Control Devices, or subsequent editions in force at the time of construction.
38. The applicant shall pay the Project Fair Share Cost established by the approved traffic  
study and as recommended by the Transportation Commission on June 6, 2018.
39. The applicant shall install a 3 inch conduit within the parkway area along the entire  
frontage of Alder Avenue and Walnut Avenue to allow for future use.
40. Construct or pay in-lieu/fair share contribution fees for a 16-foot wide raised and  
landscaped median island for Alder Avenue along frontage of property, as required  
by the Renaissance Specific Plan and approved by Public Works. The median nose  
width shall be constructed at 4 feet wide and shall have stamped concrete. The left  
turn pockets shall be designed in accordance with Section 405 of the current edition  
of the Caltrans Highway Design Manual, and/or as approved by the City Engineer
41. Dedicate 20 additional feet of right-of-way along the entire frontage as may be  
required per the Renaissance Specific Plan to provide ultimate right-of-way along  
Alder Avenue. Also, dedicate right-of-way along the frontage to provide a property  
line – corner cutback at the corner of Alder Avenue and Walnut Avenue as required  
by the City Engineer. Nothing shall be constructed or planted in the corner cut-off

- 1 area which does or will exceed 30 inches in height required to maintain an  
2 appropriate corner sight distance, as required by the City Engineer
- 3 42. Dedicate a 10 foot wide landscape easement along the project frontage of Alder  
4 Avenue for.
- 5 43. Construct new pavement with a minimum pavement section of 5 inches asphalt  
6 concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of  
7 24 inches at 95% relative compaction, or equal, along the entire frontage in  
8 accordance with City of Rialto Standard Drawings. The pavement section shall be  
9 determined using a Traffic Index (TI) of 10. The pavement section shall be designed  
10 by a California registered Geotechnical Engineer using "R" values from the project  
11 site and submitted to the City Engineer for approval
- 12 44. Construct an 8-inch curb and gutter, located at 38 feet west of centerline along the  
13 entire frontage in accordance with City of Rialto Standard Drawings.
- 14 45. Construct a new underground electrical system for public street lighting  
15 improvements. New marbelite street light poles with LED light fixtures shall be  
16 installed as approved by the City Engineer, in accordance with City of Rialto  
17 Standard Drawings
- 18 46. Construct a 5 foot wide sidewalk located 7 feet behind curb along the entire frontage  
19 of Alder Avenue in accordance with City of Rialto Standard Drawings.
- 20 47. Construct commercial driveway approaches in accordance with City of Rialto  
21 Standard Drawings. The driveway approach shall be constructed so the top of X is 5  
22 feet from the property line, or as otherwise approved by the City Engineer. Nothing  
23 shall be constructed or planted in the corner cut-off area which does or will exceed 30  
24 inches in height required to maintain an appropriate corner sight distance
48. Construct a curb ramp meeting current California State Accessibility standards along  
both sides of the commercial driveway approach. The developer shall ensure that an  
appropriate path of travel, meeting ADA guidelines, is provided across the driveway,  
and shall adjust the location of the access ramps, if necessary, to meet ADA  
guidelines, subject to the approval of the City Engineer. If necessary, additional  
pedestrian and sidewalk easements shall be provided on-site to construct a path of  
travel meeting ADA guidelines
49. Construct a curb ramp meeting current California State Accessibility standards at the  
corner of Walnut Avenue & Alder Avenue, in accordance with City of Rialto  
Standard Drawings.
50. Submit sewer improvement plans prepared by a California registered civil engineer to  
the Engineering Division. The plans shall be approved by the City Engineer prior to  
issuance of any building permits
51. The developer is advised that domestic water service is provided by Fontana Water  
Services. The developer shall be responsible for coordinating with Fontana Water

Services and complying with all requirements for establishing domestic water service to the property

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

a. Perimeter screened fencing

b. Contractor AQMD information signage including contact information along Cactus Avenue and Foothill Boulevard. "PROJECT NAME, WDID NO., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXXX, IF YOU DO NOT RECEIVE A RESPONSE, PLEASE CALL THE AQMD AT 1-800-CUT-SMOG/1-800-288-7664"

53. Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued

54. The applicant must coordinate removal or relocation of existing utilities and/or easements along the north eastern portion of the site to vacate an existing City owned public right-of-way alley. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits

55. Approval of TPM No. 19942 shall be granted for a period of twenty-four (24) months from the effective date of this resolution. An extension of time for TPM No. 19942 may be granted by the Planning Commission for a period or periods not to exceed a total of thirty-six (36) months. An application for extension together with the required fee shall be filed with the Planning Division prior to the expiration date of TPM No. 19942.

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

PASSED, APPROVED AND ADOPTED this 28<sup>th</sup> day of November, 2018.

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JOHN PEUKERT, CHAIR  
CITY OF RIALTO PLANNING COMMISSION