



# *City of Rialto*

## *California*

August 10, 2017

Josh Cox  
Hillwood Rialto Company, LLC  
901 Via Piemonte, Suite 175  
Ontario, CA 91764

**RE: Tentative Parcel Map No. 2017-0003 (19873)**

Dear Josh Cox:

At the Planning Commission meeting on August 9, 2017, the Commission held a public hearing for **Tentative Parcel Map No. 2017-0003 (19873)** to allow the consolidation of three (3) parcels into one (1) 57.06 acre parcel of land to facilitate the development of a 649,800 square foot sorting center (Building 6) located approximately 510 feet south of the Renaissance Parkway between Locust Avenue and Linden Avenue (APN 0240-251-34, and portions of 0240-251-09, and -28 within the business center (B-C) zone of the Renaissance Specific Plan.

The Planning Commission approved **Tentative Parcel Map No. 2017-0003 (19873)**, subject to the findings and conditions contained in Resolution No. 17-30, a copy of which is attached.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact this office.

Sincerely,

Edgar Gonzalez  
Contract Planner

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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 TPM No. 19873, including written staff reports, verbal  
5 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning  
6 Commission hereby determines that TPM No. 19873 satisfies the requirements of Government  
7 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to  
8 approving a tentative map. The findings are as follows:

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

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

12        The Site has a General Plan designation of Specific Plan, and a zoning designation of  
13        Business Center (B-C) within the Renaissance Specific Plan. The Project will consolidate  
14        the Site into one (1) 57.06 acre parcel of land to facilitate the development of a 649,800  
15        square foot sorting center (Building 6). Per Section 3 (Development Criteria), Table 3-5 of  
16        the Renaissance Specific Plan, the required minimum parcel size within the Business Center  
17        (B-C) zone is one (1) acre or 43,560 square feet. The proposed parcel greatly exceeds the  
18        required minimum size.

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

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

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

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

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

31        The Site contains 57.06 acres, is rectangular in shape, fairly level, and adjacent to secondary  
32        arterial streets (Locust Avenue and Linden Avenue) to the west and east, which will be able

1 to accommodate the proposed use. The site is compatible with the surrounding uses to the  
2 west and south, which have a zoning designation of Business Center (B-C) within the  
3 Renaissance Specific Plan. The development of the surrounding sites consist of existing  
4 industrial developments and upcoming industrial developments that will be implemented in  
5 the future. The north side of the property is zoned Employment and Town Center (TC)  
6 with an Employment Overlay, which is currently vacant. The east side of the property is  
7 zoned Town Center (TC), Median High Density Residential (MHDR), and Low Density  
8 Residential (LDR), which is currently vacant. The proposed development has been designed  
9 to anticipate the future residential development by accommodating the truck parking on the  
10 opposite side, adjacent to Locust Avenue and creating an approximately 190-foot landscape  
11 setback by incorporating a detention basin adjacent to Linden Avenue.

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

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

14 The Project will consolidate the site into one (1) parcel of land to facilitate the development  
15 of a 649,800 square foot sorting center (Building 6). The project meets all criterial on Table  
16 3-5 of Section 3 (Development Standards) of the Renaissance Specific Plan, as the  
17 development of the project has been approved by the Development Review Committee.  
18 Therefore, the site is sufficient in size and shape to accommodate the proposed density

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

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

22 The City Council certified a Subsequent Environmental Impact Report (SEIR)  
23 (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on  
24 December 13, 2016, in accordance with the California Environmental Quality Act  
25 (CEQA). The SEIR analyzed the development of the proposed sorting center (Building  
26 6). No further review under CEQA is required for the project. Any additional document  
27 needed through the Subsequent Environmental Impact Report will be require prior to any  
28 building issuance.

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, the Business Center (B-C) zone within  
the Renaissance Specific Plan and has been reviewed and approved by the Design  
Review Committee (DRC) to ensure that the design of the Project meets the City's  
Design Guidelines. The development project is consistent with the surrounding industrial

1 developments. The project is not expected to negatively impact any uses since measures,  
2 such as landscape buffering and the installation of solid screen walls will be  
3 implemented. Furthermore, construction impacts will be limited through the strict  
4 enforcement of the allowable construction hours listed in Section 9.50.070 of the Rialto  
5 Municipal Code, as well as enforcement of regular watering of the site to limit airborne  
6 dust and other particulate matter. As a result, the Project is not likely to cause any public  
7 health problems.

- 8
7. That the design of the land division or proposed improvements will not conflict with  
9 easements, acquired by the public at large, for access through or use of, property  
10 within the proposed land division.

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

12 Six (6) easements exist on or near the project site. Upon completion of the Final Map and  
13 street dedication. All easements provided will be remain. One (1) easement will be proposed  
14 along Linden Avenue for landscape purposes.

15 SECTION 3. TPM No. 19873 is hereby approved to allow the consolidation of three (3)  
16 parcels into one (1) 57.06 acre parcel (APN 0240-251-34 AND PORTIONS OF 0240-251-09,  
17 AND -28) located approximately 510 feet south of Renaissance Parkway between Locust Avenue  
18 and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.

19 SECTION 4. The City Council certified a Subsequent Environmental Impact Report  
20 (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on  
21 December 13, 2016, in accordance with the California Environmental Quality Act (CEQA). The  
22 SEIR analyzed the development of the sorting center (Building 6). No further review under CEQA  
23 is required for the project.

24 SECTION 5. TPM No. 19873 is approved, in accordance with the plans and application on  
25 file with the Planning Division, subject to the following conditions:

- 26 1. TPM No. 19873 is approved allowing the consolidation of three (3) parcels into one (1)  
27 57.06 acre parcel of land to facilitate the development of a 649,800 square foot sorting  
28 center (Building 6) located approximately 510 feet south of Renaissance Parkway  
between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of  
the Renaissance Specific Plan (APN: 0240-251-34 and portions of 0240-251-09 and -  
28), as shown on the tentative parcel map submitted to the Planning Division on June

21, 2017, and as approved by the Planning Commission, subject to all requirements of the Business Center (B-C) zone of the Renaissance Specific Plan. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.

2. City inspectors shall have access to the Site to reasonably inspect the Site during normal working hours to assure compliance with these conditions and other codes.
3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning TPM No. 19873. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
5. All conditions of approval for TPM No. 19873 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
6. The Applicant shall pay all applicable development impact fees in accordance with the City of Rialto fee ordinance in effect at the time the fees are due, prior to the issuance of any building permits related to the Project.
7. A Precise Grading Plan shall be approved for the project by the City Engineer prior to the issuance of any building permits.
8. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
9. The Applicant shall landscape and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
10. All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to

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

- 3 11. All new street lights shall be installed on an independently metered, City-owned  
4 underground electrical system. The developer shall be responsible for applying with  
5 Southern California Edison ("SCE") for all appropriate service points and electrical  
6 meters. New meter pedestals shall be installed and electrical service paid by the  
7 developer, until such time as the improvements have been accepted and the underlying  
8 property is annexed into LLMD 2.
- 9 12. Any improvements within the public right-of-way require a City of Rialto  
10 Encroachment Permit.
- 11 13. The Applicant shall submit street improvement plans prepared by a registered California  
12 civil engineer to the Engineering Division for review. The plans shall be approved by  
13 the City Engineer prior to the issuance of any building permits.
- 14 14. The development of the Site is subject to the requirements of the National Pollution  
15 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the  
16 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.  
17 Pursuant to the NPDES Permit, the Applicant shall ensure development of the site  
18 incorporates post-construction Best Management Practices ("BMPs") in accordance  
19 with the Model Water Quality Management Plan ("WQMP") approved for use for the  
20 Santa Ana River Watershed. The Applicant is advised that applicable Site Design  
21 BMPs will be required to be incorporated into the final site design, pursuant to a site  
22 specific WQMP submitted to the City Engineer for review and approval.
- 23 15. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt  
24 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of  
25 24 inches at 95% relative compaction, or equal. If an alternative pavement section is  
26 proposed, the proposed pavement section shall be designed by a California registered  
27 Geotechnical Engineer using "R" values from the project site and submitted to the City  
28 Engineer for approval.
16. An accessible pedestrian path of travel shall be provided throughout the site, as required  
by applicable state and federal laws.
17. The Applicant shall connect the development to the City of Rialto sewer system and  
apply for a sewer connection account with Rialto Water Services.
18. The Applicant shall submit sewer improvement plans prepared by a California registered  
civil engineer to the Engineering Division. The plans shall be approved by the City  
Engineer prior to issuance of any building permits.

- 1 19. All sewer mains constructed by the applicant and to become part of the public sewer  
2 system shall be pressure tested and digitally video recorded by the City's wastewater  
3 system operator (Veolia) prior to acceptance of the sewer system for maintenance by the  
4 City. The developer shall be responsible for all costs associated with testing and  
5 inspection services. Any defects of the sewer main shall be removed, replaced, or  
6 repaired to the satisfaction of the City Engineer prior to acceptance.
- 7 20. The Applicant shall provide certification from Rialto Water Services demonstrating that  
8 all water and/or wastewater service accounts have been documented, prior to the  
9 issuance of a Certificate of Occupancy.
- 10 21. The Applicant shall submit a Precise Grading Plan prepared by a California registered  
11 civil engineer to the Engineering Division for review and approval. The Precise  
12 Grading Plan shall be approved by the City Engineer prior to issuance of a building  
13 permit.
- 14 22. The Applicant shall submit a Water Quality Management Plan identifying site specific  
15 Best Management Practices ("BMPs") in accordance with the Model Water Quality  
16 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.  
17 The site specific WQMP shall be submitted to the City Engineer for review and  
18 approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be  
19 required, obligating the property owner(s) to appropriate operation and maintenance  
20 obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP  
21 and Maintenance Agreement shall be approved prior to issuance of a building permit,  
22 unless otherwise allowed by the City Engineer.
- 23 23. A Notice of Intent (NOI) to comply with the California General Construction  
24 Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2,  
25 2009) is required via the California Regional Water Quality Control Board online  
26 SMARTS system. A copy of the executed letter issuing a Waste Discharge  
27 Identification (WDID) number shall be provided to the City Engineer prior to issuance  
28 of a grading or building permit. The Applicant's contractor shall prepare and maintain a  
Storm Water Pollution Prevention Plan ("SWPPP") as required by the General  
Construction Permit. All appropriate measures to prevent erosion and water pollution  
during construction shall be implemented as required by the SWPPP.
24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer  
shall be required for and incorporated as an integral part of the grading plan for the  
proposed development. A copy of the Geotechnical/Soils Report shall be submitted to  
the Engineering Division with the first submittal of the Precise Grading Plan.
25. The Applicant shall provide pad elevation certifications for all building pads in  
conformance with the approved Precise Grading Plan, to the Engineering Division prior  
to construction of any building foundation.



- 1 26. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall  
2 demonstrate that all structural BMP's have been constructed and installed in  
3 conformance with approved plans and specifications, and as identified in the approved  
4 WQMP.
- 5 27. All stormwater runoff passing through the Site shall be accepted and conveyed across  
6 the property in a manner acceptable to the City Engineer. For all stormwater runoff  
7 falling on the site, on-site detention or other facilities approved by the City Engineer  
8 shall be required to contain the increased stormwater runoff generated by the  
9 development of the property. Provide a hydrology study to determine the volume of  
10 increased stormwater runoff due to development of the site, and to determine required  
11 stormwater runoff mitigation measures for the proposed development. Final detention  
12 basin sizing and other stormwater runoff mitigation measures shall be determined upon  
13 review and approval of the hydrology study by the City Engineer and may require  
14 redesign or changes to site configuration or layout consistent with the findings of the  
15 final hydrology study. The volume of increased stormwater runoff to retain on-site shall  
16 be determined by comparing the existing "pre-developed" condition and proposed  
17 "developed" condition, using the 100-year frequency storm.
- 18 28. Direct release of on-site nuisance water or storm-water runoff shall not be permitted to  
19 the adjacent public streets. Provisions for the interception of nuisance water from  
20 entering adjacent public streets from the Project Site shall be provided through the use of  
21 a minor storm drain system that collects and conveys nuisance water to landscape or  
22 parkway areas, and in only a storm-water runoff condition, pass runoff directly to the  
23 streets through parkway or under sidewalk drains.
- 24 29. Any utility trenches or other excavations within existing asphalt concrete pavement of  
25 off-site streets required by the proposed development shall be backfilled and repaired in  
26 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible  
27 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
28 off-site streets as required by and at the discretion of the City Engineer, including  
additional pavement repairs to pavement repairs made by utility companies for utilities  
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.
30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
electrical distribution lines of sixteen thousand volts or less and overhead service drop  
conductors, and all telephone, television cable service, and similar service wires or lines,  
which are on-site, abutting, and/or transecting, shall be installed underground. Utility

1 undergrounding shall extend to the nearest off-site power pole; no new power poles shall  
2 be installed unless otherwise approved by the City Engineer. A letter from the owners  
3 of the affected utilities shall be submitted to the City Engineer prior to approval of the  
4 Grading Plan, informing the City that they have been notified of the City's utility  
5 undergrounding requirement and their intent to commence design of utility  
6 undergrounding plans. When available, the utility undergrounding plan shall be  
7 submitted to the City Engineer identifying all above ground facilities in the area of the  
8 project to be undergrounded.

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

14 32. The original improvement plans prepared for the proposed development and approved  
15 by the City Engineer (if required) shall be documented with record drawing "as-built"  
16 information and returned to the Engineering Division prior to issuance of a final  
17 certificate of occupancy. Any modifications or changes to approved improvement plans  
18 shall be submitted to the City Engineer for approval prior to construction.

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

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

25 35. A Tentative Parcel Map shall be prepared by a California registered Land Surveyor or  
26 qualified Civil Engineer and submitted to the Engineering Division for review and  
27 approval. A Title Report prepared for subdivision guarantee for the subject property, the  
28 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 Tentative Parcel Map shall be approved by the City  
Council prior to issuance of any building permits.

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

37. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,  
striping, and street lights, associated with the proposed development shall be replaced as  
required by the City Engineer prior to issuance of a Certificate of Occupancy.

1 38. The Applicant shall submit traffic striping and signage plans prepared by a California  
2 registered civil engineer, for review and approval by the City Engineer. All required  
3 traffic striping and signage improvements shall be completed concurrently with required  
4 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a  
5 building permit.

6 39. Construction signing, lighting and barricading shall be provided during all phases of  
7 construction as required by City Standards or as directed by the City Engineer. As a  
8 minimum, all construction signing, lighting and barricading shall be in accordance with  
9 Part 6 "Temporary Traffic Control" of the 2012 California Manual on Uniform Traffic  
10 Control Devices, or subsequent editions in force at the time of construction.

11 40. Approval of TPM No. 19873 shall be granted for a period of twenty-four (24) months  
12 from the effective date of this resolution. An extension of time for TPM No. 19873  
13 may be granted by the Planning Commission for a period or periods not to exceed a  
14 total of thirty-six (36) months. An application for extension together with the  
15 required fee shall be filed with the Planning Division prior to the expiration date of  
16 TPM No. 19873.

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

19 PASSED, APPROVED AND ADOPTED this 9th day of August, 2017.

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22 JOHN FEUKERT, CHAIR  
23 CITY OF RIALTO PLANNING COMMISSION  
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1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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5 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. 17-30 was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the 9<sup>th</sup> day of August, 2017.

8 Upon motion of Planning Commissioner Dale Estvander seconded by Planning  
9 Commissioner Pauline Tidler, the foregoing Resolution No. 17-30 was duly passed and adopted.  
10

11 Vote on the motion:

12 AYES: 6

13 NOES: 0

14 ABSENT: 1

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this 9th day of August, 2017.  
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SHEREE LEWIS, ADMINISTRATIVE ASSISTANT