

**RESOLUTION NO. 19-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP TO ALLOW THE CONSOLIDATION OF SIX (6) PARCELS OF LAND (APNS: 0240-181-22, -26, -27, -30, -34 & -35) INTO ONE (1) 7.55 NET ACRE PARCEL OF LAND TO FACILITATE THE DEVELOPMENT OF A 156,500 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING AT THE NORTHWEST CORNER OF BASE LINE ROAD AND TAMARIND AVENUE WITHIN THE EMPLOYMENT (EMP) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Oakmont Industrial Group, proposes to consolidate six (6) parcels of land (APNs: 0240-181-22, -26, -27, -30, -34 & -35) located at the northwest corner of Base Line Road and Tamarind Avenue within the Employment (EMP) zone of the Renaissance Specific Plan (collectively “Site”) into one (1) 7.55 net-acre parcel of land (“Project”); and

WHEREAS, the Project will result in the creation of one (1) 7.55 net-acre parcel (Parcel 1) to facilitate the development of a 156,500 square foot industrial warehouse building; 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. 2018-0007, also referred to as Tentative Parcel Map No. 19981, (“TPM No. 19981”), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on January 9, 2019, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 19981, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 19981; 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. 19981, 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. 19981 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;  
                    and

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

10           The Site has a General Plan designation of Specific Plan with a Specific Plan Overlay, and a  
11           zoning designation of Employment (EMP) within the Renaissance Specific Plan. The  
12           Project will consolidate the Site into one (1) 7.55 net-acre parcel of land to facilitate the  
13           development of a 156,500 square foot industrial warehouse building. Per Table 3-5  
                 (Development Standards), of the Renaissance Specific Plan, the required minimum parcel  
                 size within the EMP (Employment) zone is twenty-two thousand five hundred (22,500)  
                 square feet for commercial uses. The proposed parcel greatly exceeds the required  
                 minimum size.

- 14           2.        That the design and improvements of the proposed tentative parcel map are  
15                      consistent with the Subdivision Ordinance, the General Plan of the City of Rialto,  
                    and the Employment (EMP) zone of the Renaissance Specific Plan.

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

17           The Project will comply with all technical standards required by Subdivision Map Act, the  
18           General Plan of the City of Rialto, and the EMP zone of the Renaissance Specific Plan. The  
19           proposed parcel is consistent and meets the minimum lot area as required by the EMP  
                 zone of the Renaissance Specific Plan.

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

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

22           The Site is a relatively flat piece of land and development of the land should be easily  
23           accommodated. The Applicant will be required to submit a grading plan and  
24           geotechnical/soils report to the Public Works Department for review and approval prior to  
                 issuance of any building permits.

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

*This finding is supported by the following facts:*

The Project will consolidate the Site into one (1) 7.55 net-acre parcel of land to facilitate the construction of a 156,500 square foot industrial warehouse building. Per Section 3 (Development Criteria), Table 3-5 of the Renaissance Specific Plan the maximum allowable Floor Area Ratio (FAR) for a 7.55 net-acre project site within the EMP zone is 40.0 percent. The FAR for the proposed project is 47.6 percent, which exceeds the maximum allowable by 7.6 percent.

However, page 3-45 of Section 3 (Development Criteria) of the Renaissance Specific Plan contains provisions for incentives, or development standard bonuses, in exchange for desired development features. The incentives may provide an FAR bonus, setback reduction, parking reduction, etc., and may be awarded through a Conditional Development Permit on a case-by-case basis. As written, the Renaissance Specific Plan indicates that the City may only award two (2) incentives per project, and that the same incentive may not be awarded twice for the same project. However, the Renaissance Specific Plan gives the City the discretion to work with a developer and allow additional development incentives beyond two (2) and use the same incentive without limit. Thus the applicant has applied for Conditional Development Permit No. 2018-0031 to incorporate four (4) development features into the project to obtain the desired FAR. The following is a list of each proposed development feature and a discussion of each:

1. **Lot Consolidation** – Projects that consolidate lots into parcels that exceed five (5) acres are eligible to receive an increase of 1.0 percent in floor area ratio for every acre over five (5) acres. The applicant will consolidate six (6) parcels of land into one (1) 7.55 net-acre parcel of land under Tentative Parcel Map No. 2018-0007. As a result, the project will receive a 2.0 percent FAR bonus.
2. **Public Art** – Projects that provide permanent, outdoor art that is viewable by the public from the public sidewalk are eligible to receive an increase of 2.0 percent in floor area ratio. The applicant proposes to install a decorative concrete pillar featuring vertical and horizontal metal accents near the public sidewalk at the intersection of Base Line Road and Tamarind Avenue. The inclusion of public art will provide a 2.0 percent FAR bonus.
3. **Landmark Intersection Features** – Projects that are adjacent to intersections of arterial or collector roadways and that provide features such as a unique corner building treatment, entries or monuments, fountain, or other similar features are eligible to receive an increase of up to 2.0 percent in floor area ratio. The project site is adjacent to the intersection of Base Line Road (arterial) and Tamarind Avenue (collector). The proposed building will contain significant horizontal and vertical wall plane articulation, metal accents, and a generous amount of glass at the southeast corner of the building, thereby providing a unique feature at the intersection of Base Line Road and Tamarind Avenue. In addition, the proposed public art will also contribute towards this incentive. All of the landmark intersection features together will provide a 2.0 percent FAR bonus.

- 1           4. **Employee Plaza** – Projects that incorporate an outdoor employee plaza, to serve as  
2           break/lunch/meeting area, are eligible to receive an increase of 2.0 percent in floor  
3           area ratio. The project plans include a 625 square foot employee plaza to the west of  
            the building, which contains a decorative overhead trellis and outdoor seating. The  
            inclusion of the employee plaza will provide a 2.0 percent FAR bonus.

4           The addition of the four (4) development features results in an 8.0 percent bonus to the  
5           allowable FAR. As such, the maximum allowable FAR for the Project is now 48.0 percent,  
            which is greater than the proposed FAR.

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

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

9           The Site is primarily undeveloped and covered by natural grasses, with the exception of  
10          four (4) legal non-conforming single-family residences located throughout the Site. The  
            Initial Study (Environmental Assessment Review No. 2018-0084) prepared for the  
            project identified that the Site did not have suitable habitat for any threatened or  
            endangered species.

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

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

14          The Project is consistent with the General Plan and the Employment (EMP) zone within  
15          the Renaissance Specific Plan. Following Planning Commission consideration of the  
16          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.

17          To the north of the project site is a 677,225 square foot industrial warehouse building on  
18          29.5 acres of land, and to the east, across Tamarind Avenue, is the Fontana Water Plant  
19          F56 on approximately 3.84 acres of land, most of which is vacant. To the south, across  
20          Base Line Road, is tract of single-family residences developed in 1989, and to the west is  
21          a church on 0.95 acres of land. The proposed development pertaining to the land  
22          consolidation is consistent with the EMP zoning designation. The project is not expected  
23          to negatively impact any uses with the successful implementation of mitigation measures.  
24          Measures, such as landscape buffering and the installation of solid screen walls, will be  
            implemented as a part of the Project to prevent any negative impacts to the nearby land  
            uses. 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 watering of the site to limit airborne  
            dust and other particulate matter. As a result, the Project is not likely to cause any public  
            health problems.

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

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

5           Upon completion of the Final Map and the required street dedication, and landscape  
6 easements will be recorded and approved by the Public Works Department. Additionally,  
7 all required site adjacent improvements will be reviewed and approved by the Public Works  
8 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 November 25, 2018 to December 14, 2018.  
15 The 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  
17 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

18           SECTION 4. The Planning Commission hereby approves TPM No. 19981 to allow the  
19 consolidation of six (6) parcels of land (APNs: 0240-181-22, -26, -27, -30, -34 & -35) located at the  
20 northwest corner of Base Line Road and Tamarind Avenue within the Employment (EMP) zone of  
21 the Renaissance Specific Plan into one (1) 7.55 net-acre parcel of land, in accordance with the plans  
22 and application on file with the Planning Division, subject to the following conditions:

- 23           1. TPM No. 19981 is approved allowing the consolidation of six (6) parcels of land  
24 (APNs: 0240-181-22, -26, -27, -30, -34 & -35) located at the northwest corner of  
Base Line Road and Tamarind Avenue within the Employment (EMP) zone of the  
Renaissance Specific Plan for the purpose of developing a 156,500 square foot  
industrial warehouse building, as shown on the tentative map submitted to the  
Planning Division on September 26, 2018, and as approved by the Planning  
Commission. If the Conditions of Approval specified herein are not satisfied or  
otherwise completed within the required time, 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. 19981. 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. The applicant shall secure the services of a tribal cultural monitor to be present during all ground disturbance activities associated with the construction of this project. The tribal cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation, and documentation of coordination between the applicant and the Gabrieleño Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning Division prior to the issuance of a grading permit.
6. The applicant shall complete and abide by all mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with the Mitigated Negative Declaration prepared for the project (Environmental Assessment Review No. 2018-0084).
7. All conditions of approval for TPM No. 19981 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
8. All improvements within the public right-of-way require a City of Rialto Encroachment Permit.
9. 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.
10. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 19981.
11. The applicant shall submit street light improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 19981.

12. The applicant shall submit sewer improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 19981.
13. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Engineering Division for review. The plans shall be approved by the City Engineer prior to the approval of Parcel Map No. 19981.
14. The applicant shall submit copies of approved water improvement plans prepared by a registered California civil engineer to the Public Works Engineering Division for record purposes. The plans shall be approved by Fontana Water Company, the water purveyor, prior to the approval of Parcel Map No. 19981.
15. The applicant shall submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of a building permit.
16. The applicant shall submit a Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer to the Public Works Engineering Division with the first submittal of the Precise Grading Plan.
17. 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.
18. The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements, however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required by these conditions.
19. The applicant shall dedicate additional right-of-way along the entire frontage of Base Line Road, as necessary, to provide the ultimate half-width of 50 feet, as required by the City Engineer.
20. The applicant shall dedicate an 8 foot wide landscape easement along the entire project frontage of Base Line Road, as required by the City Engineer.
21. The applicant shall dedicate additional right-of-way along the entire frontage of Tamarind Avenue, as necessary to provide the ultimate half-width of 44 feet, as required by the City Engineer.
22. The applicant shall dedicate a property line corner cutback at the northwest corner of the intersection of Base Line Road and Tamarind Avenue, in accordance with City Standard SC-235, as required by the City Engineer.

23. The applicant shall construct two (2) new commercial driveway approaches on Base Line Road and one (1) new commercial driveway approach on Tamarind Avenue, in accordance with City of Rialto Standard Drawings, or as otherwise approved by the City Engineer. The driveway approach shall be constructed so the top of "X" is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does exceed or will exceed 30 inches in height in order to maintain an appropriate corner sight distance, as required by the City Engineer.
24. The applicant shall construct a twelve (12) foot wide raised and landscaped median island along the frontage of Base Line Road, as required by the City Engineer and the Renaissance Specific Plan. The median nose width shall be constructed at 4 feet wide and shall have stamped concrete. The left turn pocket 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.
25. The applicant shall construct an 8-inch curb and gutter, located at 36 feet north of centerline along the entire frontage of Base Line Road in accordance with City of Rialto Standard Drawings.
26. The applicant an 8-inch curb and gutter, located at 32 feet west of centerline along the entire frontage of Tamarind Avenue in accordance with City of Rialto Standard Drawings.
27. The applicant shall construct a 6 foot wide sidewalk located 8 feet behind the edge of curb along the entire project frontage of Base Line Road in accordance with City of Rialto Standard Drawings.
28. The applicant shall construct a 5 foot wide meandering sidewalk along the entire project frontage of Tamarind Avenue in accordance with City of Rialto Standard Drawings.
29. The applicant shall construct a curb ramp meeting current California State Accessibility standards at the northwest corner of the intersection of Base Line Road and Tamarind Avenue, in accordance with the City of Rialto Standard Drawings.
30. The applicant shall construct a curb ramp meeting current California State Accessibility standards along both sides of each commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across each 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.
31. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontages of Base Line Road and Tamarind Avenue, as determined necessary by the City Engineer. New marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings.

- 1
- 2 32. The applicant shall remove existing pavement and construct new pavement with a
- 3 minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed
- 4 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
- 5 equal, along the entire frontages of Base Line Road and Tamarind Avenue in accordance
- 6 with City of Rialto Standard Drawings. The pavement section shall be determined using
- a Traffic Index ("TI") of 6. The pavement section shall be designed by a California
- registered Geotechnical Engineer using "R" values from the project site and submitted to
- the City Engineer for approval. Pavement shall extend from clean sawcut edge of
- pavement at centerline of each street.
- 7 33. The applicant shall apply for annexation of the underlying property into City of Rialto
- 8 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
- 9 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.
- 10 34. The applicant shall submit off-site landscape and irrigation system improvement plans
- 11 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
- 12 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
- 13 and prior to issuance of a building permit, unless otherwise allowed by the City
- Engineer.
- 14 35. The applicant shall guarantee all median and/or parkway landscaping for a period of one
- 15 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
- 16 material to the satisfaction of the City Engineer, and shall be subject to a subsequent one
- year landscape maintenance period.
- 17 36. All new street lights shall be installed on an independently metered, City-owned
- 18 underground electrical system. The developer shall be responsible for applying with
- Southern California Edison ("SCE") for all appropriate service points and electrical
- 19 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
- 20 property is annexed into LLMD 2.
- 21 37. 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
- 22 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
- 23 incorporates post-construction Best Management Practices ("BMPs") in accordance
- with the Model Water Quality Management Plan ("WQMP") approved for use for the
- 24 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.

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24
38. The applicant shall connect the development to the City of Rialto sewer main line in Tamarind Avenue and apply for a sewer connection account with Rialto Water Services. An extension of the existing sewer main in Base Line Road is not required unless necessary to provide sewer service to this specific project.
  39. All sewer mains constructed by the applicant, as necessary, are to become part of the public sewer system and 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.
  40. 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.
  41. The applicant shall submit a Water Quality Management Plan identifying site specific Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
  42. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The Applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
  43. 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.
  44. 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

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

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

13 46. Any utility trenches or other excavations within existing asphalt concrete pavement of  
14 off-site streets required by the proposed development shall be backfilled and repaired in  
15 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible  
16 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of  
17 off-site streets as required by and at the discretion of the City Engineer, including  
18 additional pavement repairs to pavement repairs made by utility companies for utilities  
19 installed for the benefit of the proposed development (i.e. Fontana Water Company,  
20 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,  
21 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt  
22 concrete pavement of off-site streets required by the proposed development may require  
23 complete grinding and asphalt concrete overlay of the affected off-site streets, at the  
24 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.

47. 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  
undergrounding shall extend to the nearest off-site power pole; no new power poles shall  
be installed unless otherwise approved by the City Engineer. A letter from the owners  
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.

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

49. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing “as-built” information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
50. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed, as required by the City Engineer.
51. 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.
52. The applicant shall submit traffic striping and signage plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a building permit.
53. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the 2012 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.
54. The applicant shall pay the Project Fair Share Cost established by the approved traffic study and as recommended by the Transportation Commission on October 3, 2018.
55. The applicant shall install a 3 inch conduit within the parkway area along the entire frontages of Base Line Road and Tamarind Avenue to allow for future use.
56. 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
57. 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”

1 58. The applicant shall remove all graffiti within 24 hours pre-construction, during  
2 construction, and after a Certificate of Occupancy is issued.

3 59. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified  
4 Civil Engineer and submitted to the Engineering Division for review and approval. A  
5 Title Report prepared for subdivision guarantee for the subject property, the traverse  
6 closures for the existing parcel and all lots created therefrom, and copies of record  
7 documents shall be submitted with the Parcel Map to the Engineering Division as part  
8 of the review of the Map. The Parcel Map shall be approved by the City Council prior  
9 to issuance of building permits.

10 60. Approval of TPM No. 19981 shall be granted for a period of twenty-four (24) months  
11 from the effective date of this resolution. An extension of time for TPM No. 19981  
12 may be granted by the Planning Commission for a period or periods not to exceed a  
13 total of thirty-six (36) months. An application for extension together with the  
14 required fee shall be filed with the Planning Division prior to the expiration date of  
15 TPM No. 19981.

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

18 PASSED, APPROVED AND ADOPTED this 9th day of January, 2019.

19 \_\_\_\_\_  
20 JOHN PEUKERT, CHAIR  
21 CITY OF RIALTO PLANNING COMMISSION  
22  
23  
24