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

3 **WHEREAS**, on November 28, 2018, the Planning Commission of the City of Rialto
4 conducted a duly noticed public hearing, as required by law, on TTM No. 20108, GPA No.
5 2018-0002, and ZC No. 2017-0004, took testimony, at which time it received input from staff,
6 the city attorney, and the applicant; heard public testimony; discussed the proposed TTM No.
7 20108, GPA No. 2018-0002, and ZC No. 2017-0004; and closed the public hearing; and

8 **WHEREAS**, on November 28, 2018, the Planning Commission voted 6-0 (1 absence) to
9 recommend approval of TTM No. 20108, GPA No. 2018-0002, and ZC No. 2017-0004 to the
10 City Council; and

11 **WHEREAS**, on January 29, 2019, the City Council opened the public hearing and
12 continued it to February 12, 2019;

13 **WHEREAS**, on February 12, 2019, the City Council conducted the continued public
14 hearing, as required by law, on TTM No. 20108, GPA No. 2018-0002, and ZC No. 2017-0004,
15 took testimony, at which time it received input from staff, the city attorney, and the applicant;
16 heard public testimony, discussed TTM No. 20108, GPA No. 2018-0002, and ZC No. 2017-
17 0004; and closed the public hearing; and

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

19 **NOW, THEREFORE**, the City Council hereby finds, determines, and resolves as follows:

20 **SECTION 1.** The City Council hereby specifically finds that all of the facts set forth in the
21 recitals above of this Resolution are true and correct and incorporated herein.

22 **SECTION 2.** Based on substantial evidence presented to the City Council during the
23 public hearing conducted with regard to TTM No. 20108, including written staff reports, verbal
24 testimony, project plans, other documents, and the conditions of approval stated herein, the City
25 Council hereby determines that TTM No. 20108 satisfies the requirements of Government Code
26 Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to the
27 findings which must be made precedent to amending a General Plan. The findings are as follows:
28

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

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

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

11 Furthermore, the R-3 zone requires a minimum gross site area of 1.0 acre. The area of the
12 Site is 4.75 acres, which exceeds the minimum required. No minimum individual lot sizes
13 are specified within the development standards of the R-3 zone. As it pertains to the
14 tentative tract map, the proposed subdivision of the Site is consistent with the R-3 zone and
15 the Residential 12 land use designation.

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

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

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

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

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

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

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

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

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

2 The Site is 4.75 acres in size. Upon the completion of GPA No. 2018-0002 and ZC No.
3 2017-0004 the maximum density allowed on the Site will be 12.0 dwelling units per acre.
4 The acreage of the Site is suitable to accommodate the proposed density of 6.73 dwelling
5 units per acre.

- 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 According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is
10 designated as a habitat for the endangered Delhi Sands Flower-Loving Fly (DSF).
11 However, the applicant hired Powell Environmental Consultants to conduct survey of the
12 Site in 2017 and 2018 to determine if the DSF was present on the Site. Each survey
13 determined that the DSF was not present on the Site. A condition of approval contained
14 herein requires the applicant to provide the Planning Division with documentation of
15 clearance from the United States Fish & Wildlife Services prior to the commencement of
16 any ground disturbance activities on the Site. Additionally, the initial study prepared for the
17 Project determined that the Site did not contain suitable habitat for any other known
18 threatened or endangered species, including the Burrowing Owl and the San Bernardino
19 Kangaroo Rat.

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

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

23 The Site is bound on the west side by Sycamore Avenue and approximately 630 feet
24 south by Randall Avenue. To the east of the project site are several rural single-family
25 residences. The project site is surrounded by single-family residential subdivisions
26 located to the west, north and south. The zoning of the project site is Single-Family
27 Residential (R-1C) along with the properties on the west, south and the two houses on the
28 northwest side of the project site. The properties to the north are Planned Residential
Development (PRD-A) and the properties to the east are Agricultural (A-1). The
proposed detached single-family development pertaining to the land division is consistent
with all nearby land uses. Construction impacts will be limited through the strict
enforcement of the allowable construction hours listed in Section 9.50.070 of the Rialto
Municipal Code, as well as enforcement of regular watering of the Site to limit airborne
dust and other particulate matter. Operationally, generally speaking, detached single-
family dwellings have little to no impact on the environment and on surrounding
properties, specifically with respect to air quality, noise, and traffic. 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 Four (4) easements exist on or in relation to the Site. Two (2) easements are in relation to
6 land dedicated to the City of Rialto for drainage and present or future unrestricted flow and
7 discharge of surface water. Both of these easements will remain unaffected by the Project.
8 The third easement is in favor of the Semi-Tropic Land and Water Company and dates back
9 to December 24, 1890. The fourth is set for The Burlington Northern & Santa Fe Railway
10 Company recorded on November, 10 1997. The proposed subdivision will not conflict with
11 any of the easement on the property.

12 SECTION 3. An Initial Study (Environmental Assessment Review No. 2017-0066) has
13 been prepared for the proposed project in accordance with the California Environmental Quality Act
14 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance,
15 provided that mitigation measures are implemented, and a Mitigated Negative Declaration has been
16 prepared in accordance with CEQA. The City Council concurrently herewith has adopted the
17 Mitigated Negative Declaration and directed the Planning Division to file the necessary
18 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

19 SECTION 4. The City Council hereby approves TTM No. 20108, in conjunction with the
20 GPA No. 2018-0002 and ZC No. 2017-0004, to allow the subdivision of 4.75 acres of land (APNs:
21 0131-111-05, 07, -75 & -76) located east of Sycamore Avenue approximately 630 feet north
22 Randall Avenue, described in the legal description attached as Exhibit A, into thirty-two (32)
23 detached single-family lots, one (1) common open space lot and a stormwater retention basin, in
24 accordance with the application on file with the Planning Division, subject to the following
25 conditions:

- 26 1. TTM No. 20108 is approved allowing the subdivision of 4.75 acres of land (APNs:
27 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue approximately 630 feet
28 of Randall Avenue, described in the legal description attached as Exhibit A, into thirty-
two (32) detached single-family lots one (1) common open space lot and a stormwater
retention basin, as shown on the tentative map re-submitted to the Planning Division on
October 1, 2018, and as approved by the Planning Commission and City Council. If the

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

- 3 2. Prior to the issuance of building or grading permits for the proposed development, a
4 Precise Plan of Design shall be approved by the City's Development Review Committee
5 (DRC).
- 6 3. City inspectors shall have access to the Site to reasonably inspect the Site during
7 normal working hours to assure compliance with these conditions and other codes.
- 8 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
9 officers, or employees from any claims, damages, action, or proceeding against the
10 City or its agents, officers, or employees to attack, set aside, void, or annul any
11 approval of the City, its advisory agencies, appeal boards, or legislative body
12 concerning TTM No. 20108. The City will promptly notify the applicant of any such
13 claim, action, or proceeding against the City, and applicant will cooperate fully in the
14 defense.
- 15 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
16 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
17 subject to protest by the applicant at the time of approval or conditional approval of
18 the Project or within 90 days after the date of the imposition of the fees, dedications,
19 reservations, or exactions imposed on the Project.
- 20 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
21 shall analyze the Project's impact to the City's General Fund. The applicant shall be
22 required to mitigate any negative fiscal impacts identified in the report through the
23 formation of a Community Facilities District, payment of a Municipal Services Fee, or
24 other acceptable mitigation method.
- 25 7. The applicant shall complete and abide by all mitigation measures contained within the
26 Mitigation Monitoring and Reporting Program associated with Environmental
27 Assessment Review No. 2017-0066 prior to issuance of any Certificate of Occupancy.
- 28 8. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh
Nation, prior to the issuance of a grading permit, to allow a Native American Monitor to
be located on-site during all ground disturbances, or as required by the Gabrieleño Band
of Mission Indians-Kizh Nation.
9. The Applicant shall coordinate with the Augustine Band of Cahuilla Indians, prior to the
issuance of a grading permit, to allow a Native American Monitor to be located on-site
during all ground disturbances, or as required by the Augustine Band of Cahuilla
Indians.
10. The Applicant shall coordinate with the San Manuel Band of Mission Indians, prior to
the issuance of a grading permit, to allow a Native American Monitor to be located on-

1 site during all ground disturbances, or as required by the San Manuel Band of Mission
2 Indians.

- 3 11. The Applicant shall provide documentation indicating clearance from the United States
4 Fish & Wildlife Service in regards to the Delhi Sands Flower-Loving Fly (DSF) prior to
5 the commencement of any ground disturbance activities and prior to the issuance of a
6 rough or precise grading permit.
- 7 12. Approval of TTM No. 20108 will not be valid until such time that the City Council of
8 the City of Rialto has approved General Plan Amendment No. 2018-0002 and Zone
9 Change No. 2017-0004, which were prepared in conjunction with the Project.
- 10 13. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) for a
11 Home Owners Association (H.O.A.) to the Planning Division for review and approval
12 by the City Attorney prior to recordation of the Final Map.
- 13 14. The applicant shall install security gates and fencing at the driveway connected to
14 Sycamore Avenue prior to the issuance of a certificate of occupancy. The gates and
15 fencing shall have a minimum height of six (6) feet. The gates and fencing at the
16 driveway shall be installed in-line with the perimeter block wall. The gates and fencing
17 shall be setback approximately 50 feet from the property line on Sycamore Avenue in
18 order to provide adequate vehicle stacking between the gate and the public right-of-way.
- 19 15. The applicant shall construct a minimum six (6) foot high solid decorative masonry
20 block wall around the perimeter of the project, or as approved by the Planning Division,
21 prior to the issuance of any certificate of occupancy. Decorative masonry block means
22 tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or
23 cultured stone finish. All decorative masonry block walls shall include a decorative cap.
24 Pilasters shall be incorporated within the all block walls. The pilasters shall be spaced a
25 maximum of fifty (50) feet and shall be placed at all corners and ends of the wall. All
26 pilasters shall protrude a minimum of six (6) inches above and at least six (6) inches to
27 the side of the wall. All pilasters shall include a decorative cap.
- 28 16. The private streets within the development shall be named as shown on the tentative
map, and as follows:
- a. The entryway shall be named "Alru Street"
 - b. The easterly north-south street shall be named "Marcella Avenue".
 - c. The westerly north-south street shall be named "Oakdale Avenue".
 - d. The northerly east-west street shall be named "Lily Street".
 - e. The southerly east-west street shall be named "Rosa Street".
17. The applicant shall pay all applicable development impact fees in accordance with the
current City of Rialto fee ordinance.

- 1 18. The location of Parcel 19 as shown on Tentative Tract Map No. 20108, will be utilized
2 by the Fire Department in case of an emergency for their required turn around radius.
3 Parcel 19 shall remain vacant until the properties northwest of the project site are
4 connected, providing adequate access for the Rialto Fire Department. Parcel 19 shall be
5 maintain at all times and shall include asphalt for the Fire Department vehicle access
6 only.
- 7 19. 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
9 \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition
10 of acceptance of any new median and/or parkway landscaping, or any new public street
11 lighting improvements, to be maintained by the City of Rialto.
- 12 20. All new street lights shall be installed on an independently metered, City-owned
13 underground electrical system. The developer shall be responsible for applying with
14 Southern California Edison ("SCE") for all appropriate service points and electrical
15 meters. New meter pedestals shall be installed, and electrical service paid by the
16 developer, until such time as the underlying property is annexed into LLMD 2.
- 17 21. The applicant shall submit street improvement plans by a registered California civil
18 engineer to the Public Works Engineering Division for review. The plans shall be
19 approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 20 22. The applicant shall submit street light improvement plans by a registered California civil
21 engineer to the Public Works Engineering Division for review. The plans shall be
22 approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 23 23. The applicant shall submit sewer improvement plans by a registered California civil
24 engineer to the Public Works Engineering Division for review. The plans shall be
25 approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 26 24. The applicant shall submit traffic and signage improvement plans by a registered
27 California civil engineer to the Public Works Engineering Division for review. The
28 plans shall be approved by the City Engineer prior to the approval of Tract Map No.
20108.
- 25 25. The applicant shall submit copies of approved water improvement plans prepared by a
26 registered California civil engineer to the Public Works Engineering Division for record
27 purposes. The plans shall be approved by Rialto Water Services, the City's water
28 purveyor, prior to the approval of Tract Map No. 20108.
- 26 26. The applicant shall construct asphalt concrete paving for streets in two separate lifts.
The final lift of asphalt concrete pavement shall be postponed until such time that on-site
construction activities are complete, as may be determined by the City Engineer. Paving
of streets in one lift prior to completion of on-site construction will not be allowed,
unless prior authorization has been obtained from the City Engineer. Completion of

1 asphalt concrete paving for streets prior to completion of on-site construction activities,
2 if authorized by the City Engineer, will require additional paving requirements prior to
3 acceptance of the street improvements, including, but not limited to: removal and
4 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other
5 repairs, as required by the City Engineer.

6
7 27. The public and street improvements outlined in these conditions of approval are
8 intended to convey to the developer an accurate scope of required improvements,
9 however, the City Engineer reserves the right to require reasonable additional
10 improvements as may be determined in the course of the review and approval of street
11 improvement plans required by these conditions.

12
13 28. The applicant shall dedicate additional right-of-way along the entire frontage of
14 Sycamore Avenue, as necessary, to provide the ultimate half-width of 32 feet, as
15 required by the City Engineer.

16
17 29. The applicant shall construct a curb ramp meeting current California State Accessibility
18 standards at the northeast corners of the intersection of Sycamore Avenue, in accordance
19 with the City of Rialto Standard Drawings.

20
21 30. The applicant shall construct a new underground electrical system for public street
22 lighting improvements along the project frontages of Sycamore Avenue, as determined
23 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
24 shall be installed in accordance with City of Rialto Standard Drawings.

25
26 31. The applicant shall remove existing pavement and construct new pavement with a
27 minimum pavement section of 4 inches asphalt concrete pavement over 6 inches crushed
28 aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or
equal, along the entire frontages of Randall Avenue and Acacia Avenue in accordance
with City of Rialto Standard Drawings. The pavement section shall be determined using
a Traffic Index ("TI") of 6. The pavement section shall be designed by a California
registered Geotechnical Engineer using "R" values from the project site and submitted to
the City Engineer for approval. Pavement shall extend from clean sawcut edge of
pavement at centerline.

32. All broken or off-grade street and sidewalk improvements along the project frontages of
Sycamore Avenue shall be repaired or replaced, as required by the City Engineer.

33. The applicant shall construct an 8 inch V.C.P. sewer lateral connection to the sewer
main within Sycamore Avenue as necessary to provide sewer services to the new
residential development. All sewer shall be installed in accordance with City of Rialto
Standard Drawings and as required by the City Engineer. All on-site sewer will be
privately maintained.

34. Domestic water service to the underlying property is provided by the Rialto Water
Services. New domestic water service shall be installed in accordance with Rialto Water

Services requirements. Contact Rialto Water Services at (909) 820-2546 to coordinate domestic water service requirements.

35. The applicant shall install a new domestic water line lateral connection to the main water line within Sycamore Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to approval of Tract Map No. 20108.
36. The applicant shall submit a Grading Plan prepared by a California registered civil engineer to the Public Works Engineering Division for review and approval. The Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No. 20108.
37. 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 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 approval of Tract Map No. 20108.
38. The applicant shall prepare 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.
39. The applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, 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 Public Works Engineering Division with the first submittal of the Precise Grading Plan.
40. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved Grading Plan.
41. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.

- 1 42. All stormwater runoff passing through the site shall be accepted and conveyed across the
2 property in a manner acceptable to the City Engineer. For all stormwater runoff falling
3 on the site, on-site retention or other facilities approved by the City Engineer shall be
4 required to contain the increased stormwater runoff generated by the development of the
5 property. Provide a hydrology study to determine the volume of increased stormwater
6 runoff due to development of the site, and to determine required stormwater runoff
7 mitigation measures for the proposed development. Final retention basin sizing and
8 other stormwater runoff mitigation measures shall be determined upon review and
9 approval of the hydrology study by the City Engineer and may require redesign or
10 changes to site configuration or layout consistent with the findings of the final hydrology
11 study. The volume of increased stormwater runoff to retain on-site shall be determined
12 by comparing the existing “pre-developed” condition and proposed “developed”
13 condition, using the 100-year frequency storm.
- 14 43. Any utility trenches or other excavations within existing asphalt concrete pavement of
15 off-site streets required by the proposed development shall be backfilled and repaired in
16 accordance with City of Rialto Standard Drawings. The developer shall be responsible
17 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
18 off-site streets as required by and at the discretion of the City Engineer, including
19 additional pavement repairs to pavement repairs made by utility companies for utilities
20 installed for the benefit of the proposed development (i.e. Rialto Water Services,
21 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
22 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
23 concrete pavement of off-site streets required by the proposed development may require
24 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
25 discretion of the City Engineer. The pavement condition of the existing off-site streets
26 shall be returned to a condition equal to or better than existed prior to construction of the
27 proposed development.
- 28 44. 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. Undergrounding of existing overhead utility lines shall be
completed prior to approval of Tract Map No. 20108.
45. Upon approval of any improvement plan by the City Engineer, the applicant shall
provide the improvement plan to the City in digital format, consisting of a DWG
(AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF

(Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

46. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing “as-built” information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
47. Nothing shall be constructed or planted in the corner cut-off area of any driveway, which exceeds or will exceed 30 inches in height, in order to maintain an appropriate sight distance, as required by the City Engineer.
48. 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.
49. The applicant shall submit a final map (Tract Map No. 20108), be prepared by a California registered Land Surveyor or qualified Civil Engineer, to the Public Works 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 Tract Map No. 20108 to the Public Works Engineering Division as part of the review of the Map. Tract Map No. 20108 shall be approved by the City Council prior to issuance of any building permits.
50. In accordance with Government Code 66462, all required public improvements shall be completed prior to the approval of a final map (Tract Map No. 20108). Alternatively, the applicant may enter into a Subdivision Improvement Agreement to secure the cost of all required public improvements at the time of requesting the City Engineer’s approval of Tract Map No. 20108. If a Subdivision Improvement Agreement is requested by the applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision Improvement Agreement. The applicant will be required to secure the Subdivision Improvement Agreement pursuant to Government Code 66499 in amounts determined by the City Engineer.
51. A minimum of 48 inches of clearance for disabled access shall be provided on all public sidewalks.
52. The applicant shall provide construction signage, lighting and barricading during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.

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

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

5 55. Applicant shall comply with all conditions of approval contained in GPA No. 2018-
6 0002 and ZC No. 2017-0004, to the extent they are not in conflict with any condition of
7 approval herein.

8 56. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
9 20108 is granted for a period of twenty-four (24) months from the effective date of
10 this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an
11 extension of time for TTM No. 20108 may be granted by the Planning Commission
12 for a period or periods not to exceed a total of thirty-six (36) months. The period or
13 periods of extension shall be in addition to the original twenty-four (24) months. An
14 application shall be filed with the Planning Division for each extension together with
15 the required fee prior to the expiration date of TTM No. 20108.

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

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

22 **SECTION 5.** The Mayor shall sign the passage and adoption of this resolution and
23 thereupon the same shall take effect and be in force.

24 **PASSED, APPROVED AND ADOPTED** this 12th day of February, 2019.

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26 DEBORAH ROBERTSON, MAYOR
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ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

FRED GALANTE, CITY ATTORNEY

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7 STATE OF CALIFORNIA)
8 COUNTY OF SAN BERNARDINO) ss
9 CITY OF RIALTO)
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11 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the
12 foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the
13 City Council of the City of Rialto held on the _____ day of _____, 2019.

14 Upon motion of Councilmember _____, seconded by Councilmember
15 _____, the foregoing Resolution No. _____ was duly passed and adopted.

16 Vote on the motion:

17 AYES:

18 NOES:

19 ABSENT:

20 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
21 of Rialto this _____ day of _____, 2019.
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25 _____
26 BARBARA MCGEE, CITY CLERK
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10 Exhibit 'A'

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

13 **PARCEL A:**

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

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

17 **PARCEL B:**

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

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

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

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

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

26 **PARCEL C:**

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

Assessor's Parcel No: 0131-111-76

PARCEL D:

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

Assessor's Parcel No: 0131-111-75