

RESOLUTION NO. 18-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 2019-0001 TO ALLOW THE SUBDIVISION OF A 2.98 ACRE PARCEL (APN: 1133-521-04) OF LAND INTO THREE (3) PARCELS TO FACILITATE THE COMMERCIAL RETAIL CENTER LOCATED AT THE SOUTHWEST CORNER OF CASMALIA STREET AND AYALA DRIVE WITHIN THE FREEWAY INCUBATOR (FI) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Pacific Oil, LLC, proposes to subdivide one 2.98-acre parcel (APN: 1133-521-04) into three parcels ("Project") located at the southwest corner of Casmalia Street and Ayala Drive within the Freeway Incubator (FI) zone of the Renaissance Specific Plan ("Site"); and

WHEREAS, the Project will result in the creation of two new parcels of land to facilitate the development of a commercial retail center consisting of a gas station, a free-standing drive-thru restaurant, and a multi-tenant retail building ("Development"); and

WHEREAS, the Project requires the approval of a tentative parcel map, and the applicant has agreed to apply for Tentative Parcel Map No. 2019-0001 ("TPM No. 20154") in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, the development requires separate conditional development permits for a convenience market use, the off-sale of beer and wine within the convenience market, fuel sales, a car wash, and a restaurant drive-thru on the Site; and

WHEREAS, in relation to the Development, on November 28, 2018, the Planning Commission approved Conditional Development Permit Nos. 2018-0036, 2018-0037, 2018-0038, 2018-0039, and 2018-0017 for a convenience market use, the off-sale of beer and wine within the convenience market, fuel sales, car wash, and restaurant drive-thru, respectively; and

WHEREAS, on November 28, 2018, the Planning Commission also adopted a Mitigated Negative Declaration for the Development in accordance with the requirements of the California Environmental Quality Act (CEQA), which encompassed the proposed Project, so no further environmental review is required; and

1 WHEREAS, on November 28, 2018, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on TPM No. 20154, took testimony,
3 at which time it received input from staff, the city attorney, and the applicant; heard public
4 testimony; discussed the proposed TPM No. 20154; and closed the public hearing; and

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

6 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
7 Rialto as follows:

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

10 SECTION 2. Based on substantial evidence presented to the Planning Commission during
11 the public hearing conducted with regard to TPM No. 20154, including written staff reports, verbal
12 testimony, site plans, other documents, and the conditions of approval stated herein, the Planning
13 Commission hereby determines that TPM No. 20154 satisfies the requirements of Government
14 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to
15 approving a tentative map. The findings are as follows:

- 16 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the
17 City of Rialto and the Freeway Incubator (FI) zone of the Renaissance Specific Plan;
18 and

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

20 The Site has a General Plan designation of Specific Plan, and a zoning designation of FI
21 (Freeway Incubator) within the Renaissance Specific Plan. The Project will subdivide
22 the Site into three (3) parcels of land, to facilitate the development of a commercial retail
23 center. Per Table 3-5 (Development Standards), of the Renaissance Specific Plan, the
24 required minimum parcel size within the FI (Freeway Incubator) zone is twenty-two
25 thousand five hundred (22,500) square feet for commercial uses. Additionally, per Table
26 3-5, the required minimum parcel width and minimum parcel depth within the FI
27 (Freeway Incubator) zone is one hundred and fifty (150) feet for commercial uses. The
28 proposed parcels exceed all minimum requirements of Renaissance Specific Plan, Table
3-5.

2. That the design and improvement of the proposed Tentative Parcel Map is consistent
with the Subdivision Ordinance, the General Plan of the City of Rialto and the FI
(Freeway Incubator) zone of the Renaissance Specific Plan.

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

2 The Project will comply with all technical standards required by Subdivision Map Act,
3 the General Plan of the City of Rialto, and the FI zone of the Renaissance Specific Plan.
4 The proposed parcel is consistent and meets the minimum lot area, lot width, and lot
5 depth as required by the FI zone of the Renaissance Specific Plan.

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

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

10 The Site contains 2.98 acres, is fairly level, and adjacent to a major arterial street and a
11 secondary arterial street, which will be able to accommodate the proposed use. The
12 development will have two (2) points of access via two (2) driveways connected directly to
13 Casmalia Street. The easterly driveway along Casmalia Street will be limited to right-
14 in/right-out access only, while the westerly driveway along Casmalia Street will be full
15 access.

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

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

18 The Project will subdivide the site into three (3) parcels of land, to facilitate the development
19 of a commercial retail center. The Project meets all criterial on Table 3-5 (Development
20 Standards), of the Renaissance Specific Plan, and the proposed use is compatible with the
21 zone and surrounding uses. The Development review Committee (DRC) has reviewed the
22 Development to ensure compliance with Section 3 (Development Criteria) of the
23 Renaissance Specific Plan. Therefore, the site is physically suitable and has been designed
24 to accommodate the proposed density.

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

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

28 The subject site is 2.98 acres of vacant land within an urbanized area surrounded by other
development with except of the adjacent parcel. Furthermore, the potential
environmental impacts of the development were previously analyzed (Environmental
Assessment Review No. 2018-0096) in accordance with the requirements of the
California Environmental Quality Act (CEQA). Based on the findings and recommended
mitigation measures within the Initial Study, staff determined that the project would not
have an adverse impact on the environment, provided implementation of mitigation
measures.

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

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

5 The Project is consistent with the General Plan and the Freeway Incubator (FI) zone
6 within the Renaissance Specific Plan. The Development Review Committee (DRC) has
7 reviewed and conditioned the Precise Plan of Design to ensure that the design of the
8 Project meets the City's Design Guidelines. The Development Project is consistent with
9 the surrounding developments. The Project is not expected to negatively impact any uses,
10 construction impacts will be limited to Rialto's allowable construction hours in Section
11 9.50.070 of the Rialto Municipal Code, as well as enforcement of regular watering of the
12 site to limit airborne dust and other particulate matter. As a result, the Project is not
13 likely to cause any public health problems.

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

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

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

22 SECTION 3. Potential environmental impacts of the proposed Development, including the
23 Project, were previously analyzed (Environmental Assessment Review No. 2018-0096) in
24 accordance with the requirements of the California Environmental Quality Act (CEQA) and a
25 Mitigated Negative Declaration was adopted by the Planning Commission on November 28, 2018
26 and no further environmental review is required.

27 SECTION 4. The Planning Commission hereby approves TPM No. 20154 to allow the
28 subdivision of one 2.98 acre parcel of land into three (3) parcels of land to facilitate the
development commercial retail center located at the southwest corner of Casmalia Street and Ayala
Drive within the Freeway Incubator (FI) zone of the Renaissance Specific Plan, in accordance with
the plans and application on file with the Planning Division, subject to the following conditions:

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1. TPM No. 20154 is granted allowing the subdivision of one 2.98 acre parcel of land (APN: 1133-521-04) into three (3) parcels of land to facilitate the development commercial retail center located at the southwest corner of Casmalia Street and Ayala Drive, as shown on the plans submitted to the Planning Division on August 1, 2019, and as approved by the Planning Commission subject to all requirements of the Freeway Incubator (FI) 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. 20154. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the parties 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. 20154 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. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. Unless otherwise approved, street improvement plans shall be approved concurrently with any other public improvement plans associated with the project. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
8. The Applicant shall submit landscape and irrigation system improvement plans for review and approval by the City Engineer. The median, parkway, or landscape easement irrigation system shall be separately metered from the on-site private landscaping to be maintained by the developer, for future use by the City upon acceptance of the median, parkway, and/or landscape easement landscaping by the City.

1 The plans shall be approved concurrently with the street improvement plans for the
2 median and prior to issuance of a building permit, unless otherwise allowed by the City
3 Engineer.

- 4 9. All median, parkway, and/or landscaping easement landscaping shall be guaranteed for a
5 period of one-year from the date of acceptance by the City Engineer. Any landscaping
6 that fails during the one year landscape maintenance period shall be replaced with
7 similar plant material to the satisfaction of the City Engineer, and shall be subject to a
8 subsequent one-year landscape maintenance period.

- 9 10. All new street lights shall be installed on an independently metered, City-owned
10 underground electrical system. The developer shall be responsible for applying with
11 Southern California Edison ("SCE") for all appropriate service points and electrical
12 meters. New meter pedestals shall be installed and electrical service paid by the
13 developer, until such time as the improvements have been accepted and the underlying
14 property is annexed into LLMD 2.

- 15 11. The applicant shall apply for annexation of the underlying property into City of Rialto
16 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of
17 \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition
18 of acceptance of any new median, parkway, and/or landscaping easement landscaping in
19 the public right-of-way, or any public street lighting improvements, to be maintained by
20 the City of Rialto. Due to required Public Hearing meetings, the annexation may take
21 months and as such the applicant is advised to apply for Special District annexation
22 early in the process to avoid delays at Certificate of Occupancy.

- 23 12. Any improvements within the public right-of-way require a City of Rialto
24 Encroachment Permit.

- 25 13. Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt
26 concrete pavement shall be postponed until such time that on-site construction activities
27 are complete. Unless the City Engineer provides prior authorization, paving of streets in
28 one lift prior to completion of on-site construction is not allowed. If City Engineer
authorized, completion of asphalt concrete paving for streets prior to completion of on-
site construction activities, requires additional paving requirements prior to acceptance
of the street improvements, including, but not limited to: removal and replacement of
damaged asphalt concrete pavement, overlay, slurry seal, or other repairs.

14. All street cuts for utilities shall be repaired in accordance with City Standard SC-231
within 72 hours of completion of the utility work; and any interim trench repairs shall
consist of compacted backfill to the bottom of the pavement structural section followed
by replacement of standard base course material in accordance with the Standard
Specifications for Public Work Construction ("Greenbook"). The base course material
shall be placed the full height of the structural section to be flush with the existing

1 pavement surface and provide a smooth pavement surface until permanent cap paving
2 occurs using an acceptable surface course material.

- 3 15. The development of the Site is subject to the requirements of the National Pollution
4 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
5 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
6 Pursuant to the NPDES Permit, the Applicant shall ensure development of the site
7 incorporates post-construction Best Management Practices (“BMPs”) in accordance
8 with the Model Water Quality Management Plan (“WQMP”) approved for use for the
9 Santa Ana River Watershed. The Applicant is advised that applicable Site Design
10 BMPs will be required to be incorporated into the final site design, pursuant to a site
11 specific WQMP submitted to the City Engineer for review and approval.
- 12 16. An accessible pedestrian path of travel shall be provided throughout the site, as required
13 by applicable state and federal laws.
- 14 17. The Applicant shall connect the development to the City of Rialto sewer system and
15 apply for a sewer connection account with Rialto Water Services.
- 16 18. The Applicant shall submit sewer improvement plans prepared by a California registered
17 civil engineer to the Engineering Division. The plans shall be approved by the City
18 Engineer prior to issuance of any building permits.
- 19 19. All sewer mains constructed by the applicant and to become part of the public sewer
20 system shall be pressure tested and digitally video recorded by the City’s wastewater
21 system operator (Veolia) prior to acceptance of the sewer system for maintenance by the
22 City. The developer shall be responsible for all costs associated with testing and
23 inspection services. Any defects of the sewer main shall be removed, replaced, or
24 repaired to the satisfaction of the City Engineer prior to acceptance.
- 25 20. The Applicant shall provide certification from Rialto Water Services demonstrating that
26 all wastewater service accounts have been documented, prior to the issuance of a
27 Certificate of Occupancy.
- 28 21. In accordance with Section 8.08 – Refuse Collection of the City of Rialto Municipal
Code, any and all refuse (including recycling) generation and disposal due to
construction activities must adhere to City Council approved franchise agreements. Only
City Council approved waste and recycling franchisee vendors can be used to disposed
of generated construction waste and recyclable materials.
22. 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.

- 1 23. The Applicant shall submit a Water Quality Management Plan identifying site-specific
2 Best Management Practices (“BMPs”) in accordance with the Model Water Quality
3 Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed.
4 The site specific WQMP shall be submitted to the City Engineer for review and
5 approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be
6 required, obligating the property owner(s) to appropriate operation and maintenance
7 obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP
8 and Storm Water BMP Transfer, Access, and Maintenance Agreement shall be
9 approved by the City Engineer and recorded by the City Clerk prior to issuance of a
10 Certificate of Occupancy.
- 11 24. A Notice of Intent (NOI) to comply with the California General Construction
12 Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2,
13 2009) is required via the California Regional Water Quality Control Board online
14 SMARTS system. A copy of the executed letter issuing a Waste Discharge
15 Identification (WDID) number shall be provided to the City Engineer prior to issuance
16 of a grading or building permit. The Applicant’s contractor shall prepare and maintain a
17 Storm Water Pollution Prevention Plan (“SWPPP”) as required by the General
18 Construction Permit. All appropriate measures to prevent erosion and water pollution
19 during construction shall be implemented as required by the SWPPP.
- 20 25. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer
21 shall be required for and incorporated as an integral part of the grading plan for the
22 proposed development. A copy of the Geotechnical/Soils Report shall be submitted to
23 the Engineering Division with the first submittal of the Precise Grading Plan.
- 24 26. The Applicant shall provide pad elevation certifications for all building pads in
25 conformance with the approved Precise Grading Plan, to the Engineering Division prior
26 to construction of any building foundation.
- 27 27. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall
28 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.
- 29 28. All stormwater runoff passing through the Site shall be accepted and conveyed across
the property in a manner acceptable to the City Engineer. For all stormwater runoff
falling on the site, on-site detention or other facilities approved by the City Engineer
shall be required to contain the increased stormwater runoff generated by the
development of the property. Provide a hydrology study to determine the volume of
increased stormwater runoff due to development of the site, and to determine required
stormwater runoff mitigation measures for the proposed development. Final detention
basin sizing and other stormwater runoff mitigation measures shall be determined upon
review and approval of the hydrology study by the City Engineer and may require
redesign or changes to site configuration or layout consistent with the findings of the

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

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

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

24 31. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
25 electrical distribution lines of sixteen thousand volts or less and overhead service drop
26 conductors, and all telephone, television cable service, and similar service wires or lines,
27 which are on-site, abutting, and/or transecting, shall be installed underground. Utility
28 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.

32. 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.

- 1 33. The original improvement plans prepared for the proposed development and approved
2 by the City Engineer (if required) shall be documented with record drawing “as-built”
3 information and returned to the Engineering Division prior to issuance of a final
4 certificate of occupancy. Any modifications or changes to approved improvement plans
5 shall be submitted to the City Engineer for approval prior to construction.
- 6 34. All proposed trees within the public right-of-way and within 10 feet of the public
7 sidewalk and/or curb shall have City approved deep root barriers installed, as required
8 by the City Engineer.
- 9 35. A Tentative Parcel Map shall be prepared by a California registered Land Surveyor or
10 qualified Civil Engineer and submitted to the Engineering Division for review and
11 approval. A Title Report prepared for subdivision guarantee for the subject property, the
12 traverse closures for the existing parcel and all lots created therefrom, and copies of
13 record documents shall be submitted with the Parcel Map to the Engineering Division as
14 part of the review of the Map. The Tentative Parcel Map shall be approved by the City
15 Council prior to issuance of any building permits.
- 16 36. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,
17 striping, and street lights, associated with the proposed development shall be replaced as
18 required by the City Engineer prior to issuance of a Certificate of Occupancy.
- 19 37. The applicant shall submit traffic striping and signage plans prepared by a California
20 registered civil engineer, for review and approval by the City Engineer. All required
21 traffic striping and signage improvements shall be completed concurrently with required
22 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a
23 building permit final.
- 24 38. The applicant shall modify the traffic signal at Casmalia Street/Ayala Drive to add an
25 eastbound right-turn overlap phase to the satisfaction of the City Engineer, and prior to
26 issuance of a building permit final.
- 27 39. The applicant shall modify the striping on Ayala Drive to extend the northbound left
28 turn lanes providing additional left turn storage to the satisfaction of the City Engineer,
and prior to issuance of a building permit final.
40. The applicant shall install Class II thermoplastic Bicycle Facilities as referenced on the
San Bernardino County Non-Motorized Transportation Plan – May 2014, Figure 5.41,
Sheet 5-134 along the entire project frontage to the satisfaction of the City Engineer,
prior to issuance of a building permit final.
41. The applicant shall install “No Stopping Anytime” R26(S) (CA) signage along the entire
frontage along Casmalia Street and Ayala Drive to the satisfaction of the City Engineer,
prior to issuance of a building permit final.

- 1 42. The developer shall be responsible for coordinating with Omnitrans regarding the
2 location of existing, proposed, and future bus stops along the property frontage of all
3 public streets. The developer shall design street and sidewalk improvements in
4 accordance with the latest Omnitrans bus stop guidelines and in compliance with current
5 accessibility standards pursuant to the Americans with Disabilities Act (ADA)
6 requirements. The developer shall design all bus stops to accommodate the Omnitrans
7 Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to
8 Public Works verification from Omnitrans acknowledging concurrence with the
9 existing, proposed, and future bus stop improvements in conformance with the Premium
10 Shelter design guidelines
- 11 43. Construction signing, lighting and barricading shall be provided during all phases of
12 construction as required by City Standards or as directed by the City Engineer. As a
13 minimum, all construction signing, lighting and barricading shall be in accordance with
14 Part 6 "Temporary Traffic Control" of the 2012 California Manual on Uniform Traffic
15 Control Devices, or subsequent editions in force at the time of construction.
- 16 44. The applicant shall pay the Project Fair Share Cost established by the approved traffic
17 impact analysis and as recommended by the Transportation Commission on July 12,
18 2018.
- 19 45. The applicant shall install a 4-inch conduit within the parkway area along the entire
20 frontage of Casmalia Street and Ayala Drive to allow for future use.
- 21 46. Construct or pay in-lieu/fair share contribution fees for a 14-foot wide raised and
22 landscaped median island for Casmalia Street along frontage of property, as required
23 by the Renaissance Specific Plan and approved by Public Works. The median nose
24 width shall be constructed at 4 feet wide and shall have stamped concrete. The left
25 turn pockets shall be designed in accordance with Section 405 of the current edition
26 of the Caltrans Highway Design Manual, and/or as approved by the City Engineer
- 27 47. Dedicate additional right-of-way along the entire frontage as may be required to
28 provide a property line at ultimate right-of-way of 50 feet from street centerline along
Casmalia Street and provide a corner cutback at the corner of Casmalia Street and
Ayala Drive as required by the Renaissance Specific Plan. Nothing shall be
constructed or planted in the corner cut-off area which does or will exceed 30 inches
in height required to maintain an appropriate corner sight distance.
48. Dedicate a 10-foot-wide landscape easement along the project frontage of Casmalia
Street in accordance with the Renaissance Specific Plan. No permanent structures
including retention basins, underground chambers, etc. are allowed to be constructed
within this easement.
49. Remove existing, and construct new pavement with a minimum pavement section of
5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a

1 minimum subgrade of 24 inches at 95% relative compaction, or equal, along the
2 entire frontage of Casmalia Street in accordance with City of Rialto Standard
3 Drawings. The pavement section shall be determined using a Traffic Index (TI) of 10.
4 The pavement section shall be designed by a California registered Geotechnical
5 Engineer using "R" values from the project site and submitted to the City Engineer
6 for approval. Alternatively, depending on the existing street condition and as
7 approved by the City Engineer, a street overlay, slurry seal, or other repair can be
8 performed to preserve recent pavement improvements.

9 50. Construct an 8-inch curb and gutter, located at 36 feet south of centerline along the
10 entire frontage of Casmalia Street in accordance with City of Rialto Standard
11 Drawings.

12 51. Construct a 6-foot-wide Americans with Disabilities Act (ADA) compliant sidewalk
13 located 8 feet behind curb along the entire frontage of Casmalia Street in accordance
14 with City of Rialto Standard Drawings.

15 52. Construct a new underground electrical system for public street lighting
16 improvements along Casmalia Street and Ayala Drive. New marbelite street light
17 poles with LED light fixtures shall be installed as approved by the City Engineer, in
18 accordance with City of Rialto Standard Drawings

19 53. Construct any proposed commercial driveway approaches in accordance with City of
20 Rialto Standard Drawings. The driveway approach shall be constructed so the top of
21 X is 5 feet from the property line, or as otherwise approved by the City Engineer.
22 Nothing shall be constructed or planted in the corner cut-off area which does or will
23 exceed 30 inches in height required to maintain an appropriate corner sight distance

24 54. Construct a curb ramp meeting current California State Accessibility standard along
25 both sides of a proposed commercial driveway approach. The developer shall ensure
26 that an appropriate path of travel, meeting ADA guidelines, is provided across the
27 driveway, and shall adjust the location of the access ramps, if necessary, to meet
28 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

55. Construct a curb ramp meeting current California State Accessibility standard at the
corner of Casmalia Street and Ayala Drive, in accordance with City of Rialto
Standard Drawings.

56. Dedicate additional right-of-way along the entire frontage as may be required to provide
a property line at the ultimate right-of-way of 50 feet from street centerline along Ayala
Drive and provide a corner cutback at the corner of Casmalia Street and Ayala Drive as
required by the Renaissance Specific Plan. Nothing shall be constructed or planted in

the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.

57. Dedicate a 10 foot wide landscape easement along the project frontage of Ayala Drive in accordance with the Renaissance Specific Plan. No permanent structures including retention basins, underground chambers, etc. are allowed to be constructed within this easement.
58. Reconstruct any broken or damaged pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage of Ayala Drive in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (TI) of 10. 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. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.
59. Reconstruct any broken, chipped, damaged, or missing 8-inch curb and gutter along the entire frontage in accordance with City of Rialto Standard Drawings.
60. Reconstruct a 6 foot wide Americans with Disabilities Act (ADA) compliant sidewalk located 8 feet behind curb along the entire frontage of Ayala Drive in accordance with City of Rialto Standard Drawings.
61. 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
62. The developer is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property
63. 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 shall install AQMD information signage including contact information along Casmalia Street and Ayala Drive. "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"

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

4 65. Applicant shall comply with all conditions of approval listed in Conditional
5 Development Permit Nos. 2018-0036, 2018-0037, 2018-0038, 2018-0039, and 2018-
6 0017, to the extent they are not in conflict or inconsistent with the conditions of
7 approval stated herein.

8 66. Approval of TPM No. 20154 shall be granted for a period of twenty-four (24) months
9 from the effective date of this resolution. An extension of time for TPM No. 20154
10 may be granted by the Planning Commission for a period or periods not to exceed a
11 total of thirty-six (36) months. An application for extension together with the
12 required fee shall be filed with the Planning Division prior to the expiration date of
13 TPM No. 20154.

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

16 PASSED, APPROVED AND ADOPTED this 14th day of August 2019.

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18 JOHN PEUKERT, CHAIR
19 CITY OF RIALTO PLANNING COMMISSION
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