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1       **WHEREAS**, the Project requires the approval of a tentative tract map, and the Applicant has  
2 agreed to apply for a Tentative Tract Map No. 20092 (“TTM No. 20092”), in accordance with  
3 Government Code Sections 66473.5 and 66474; and

4       **WHEREAS**, because the Plan Amendment and TTM No. 20092 will not result in any  
5 substantial changes to the LCRSP, or to the circumstances surrounding the LCRSP, or any new or more  
6 severe significant impacts, or require major revisions to the previously approved LCRSP EIR, the City  
7 coordinated the preparation of the Initial Study, an addendum to the LCRSP EIR, and accompanying  
8 technical studies (collectively “Addendum”); and

9       **WHEREAS**, the City Council considered the Plan Amendment, TTM No. 20092, and the  
10 Addendum at multiple public hearings in 2018; and

11       **WHEREAS**, the City Council adopted the Addendum via Resolution No. 7277, TTM No.  
12 20092 via Resolution No. 7278 on February 13, 2018, and the Plan Amendment via Ordinance No.  
13 1598 on February 27, 2018; and

14       **WHEREAS**, in March 2018, two environmental groups filed a lawsuit challenging the adequacy  
15 of the Addendum in analyzing the proposed Project’s impacts on the environment, alleging that the  
16 Addendum was deficient on twelve (12) grounds relating to the Project’s hydrological, biological,  
17 groundwater, and traffic impacts; and

18       **WHEREAS**, on June 6, 2019, the Superior Court issued its ruling and stated that the Addendum  
19 properly analyzed all of the Project’s environmental impacts, except for the impacts on the groundwater  
20 infiltration ponds located in Neighborhood II, as indicated in the LCRSP EIR; and

21       **WHEREAS**, the Superior Court required the City to further analyze the Plan Amendment and  
22 TTM No. 20092’s impacts on groundwater infiltration ponds in compliance with CEQA, vacate the  
23 prior approvals, and re-approve the Project and entitlements, as necessary; and

24       **WHEREAS**, the City and applicant have prepared a revised addendum to the LCRSP EIR  
25 (“Revised Addendum”) to address the impacts on the groundwater infiltration ponds; and

26       **WHEREAS**, the Revised Addendum found that the Plan Amendment removing the golf course  
27 and replacing it with open space would have no significant effect on the ability of the LCRSP to  
28 relocate the infiltration ponds adequately within the Neighborhood II, and would not result in any new

1 significant environmental effects or a substantial increase in the severity of previously identified  
2 significant effects within the LCRSP EIR; and

3 WHEREAS, on August 28, 2019, the Planning Commission of the City of Rialto conducted a  
4 duly noticed public hearing, as required by law, on the approval of the Revised Addendum, Plan  
5 Amendment, and TTM No. 20092, and took testimony, at which time it received input from staff, the  
6 city attorney, and the applicant; heard public testimony; discussed the Revised Addendum, Plan  
7 Amendment, and TTM No. 20092; and closed the public hearing; and

8 WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

9 **NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Rialto as  
10 follows:

11 SECTION 1. All of the facts set forth in the recitals above of this Resolution are true and correct  
12 and incorporated herein.

13 SECTION 2. The Planning Commission recommends that the City Council repeal Resolution  
14 No. 7278.

15 SECTION 3. Based on substantial evidence presented to the Planning Commission during the  
16 public hearing conducted with regard to TTM No. 20092, including written staff reports, verbal testimony,  
17 project plans, other documents, and the conditions of approval stated herein, the Planning Commission  
18 hereby determines that TTM No. 20092 satisfies the requirements of Government Code Section 66474  
19 pertaining to the findings which must be made precedent to granting a tentative map. The findings are:

- 20  
21 1. That the proposed Tentative Tract Map is consistent with the General Plan of the City of  
22 Rialto and the LCRSP; and

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

24 An analysis of the consistency between the LCRSP and the goals and policies contained in the City  
25 of Rialto General Plan, as required by Section 65454 of the California Government Code, is  
26 included in Appendix A of the LCRSP. Based on the analysis, TTM No. 20092 is consistent with  
27 the City of Rialto General Plan. TTM No. 20092 meets the goals and policies of the General Plan  
28 by assisting to improve architectural and design quality of development within the City (Goal 2-  
16). TTM No. 20092 will also ensure high-quality planned developments in Rialto (Goal 2-21) by  
providing more developable land. Furthermore, TTM No. 20092 serves to promote and encourage  
housing development that adequately meets the needs of all socioeconomic segments of the

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community and region (Goal 6-2) by increasing the housing stock and availability to all segments of the population. TTM No. 20092 also increases and enhances open space within the City (Goal 2-24) by replacing the intended golf course with open space, which may be used as parkland or recreational areas (Policy 2-24.1) and will improve aesthetics (Policy 2-24.2).

- 2. That the design and improvement of the proposed Tentative Tract Map is consistent with the Subdivision Ordinance, the General Plan of the City of Rialto, and the LCRSP.

*This finding is supported by the following facts:*

TTM No. 20092 will comply with all technical standards required by Subdivision Map Act, the General Plan of the City of Rialto, and the LCRSP. The proposed parcels are consistent with and meet the minimum lot area, lot width and lot depth as required by the LCRSP.

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

*This finding is supported by the following facts:*

The site contains 183.1 acres, is fairly level, and adjacent to arterial streets, which will be able to accommodate the proposed use. The site is compatible with the surrounding uses, which have a zoning designation of residential development within the LCRSP. TTM No. 20092 will establish collector streets, other roads, and the entryway into the main project entry at Country Club Drive. Safe access to and from the LCRSP area will require a street improvements. The Applicant will be conditioned to construct right of way improvements at Oakdale Avenue into the LCRSP area.

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

*This finding is supported by the following facts:*

The site is currently vacant and unimproved. TTM No. 20092 will create six (6) developable lots, one (1) remainder lot, and twelve (12) lettered lots for public open space, utilities, and infrastructure. TTM No. 20092 will meet all criteria and development standards of the LCRSP, as all subsequent maps to apportion TTM No. 20092 into separate residential areas totaling 672 residential lots will require separate approval by the Planning Commission. Therefore, the site is sufficient in size and shape to accommodate the proposed density.

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

*This finding is supported by the following facts:*

The LCRSP EIR was adopted by the City Council on August 14, 2012, in accordance with the California Environmental Quality Act (CEQA). The Applicant prepared a Revised Addendum to the LCRSP EIR and associated technical studies to evaluate the potential impacts associated

1 with TTM No. 20092. TTM No. 20092 will not cause substantial environmental damage or  
2 substantially injury fish or wildlife or their habitat, as provided in the Revised Addendum to the  
3 LCRSP EIR. TTM No. 20092 would not result in any new significant impacts that were not  
4 analyzed in the LCRSP EIR, nor would the project because a substantial increase in the severity  
5 of any previously identified environmental impacts. The potential impacts associated with this  
6 TTM No. 20092 would be the same or less than those described in the LCRSP EIR. In addition,  
7 there are no substantial changes to the circumstances under which the TTM No. 20092 would be  
8 undertaken that would result in new or more severe environmental impacts than previously  
9 addressed in the LCRSP EIR, nor has any new information regarding the potential for new or  
10 more severe significant environmental impacts been identified. Implementation of mitigation  
11 measures identified in the LCRSP EIR reduces potentially significant impacts to a level of  
12 insignificance.

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

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

15 TTM No. 20092 is consistent with the General Plan, the LCRSP, and all subsequent maps to  
16 apportion TTM No. 20092 into separate residential areas totaling 672 developable residential lots  
17 will require approval of a by the Planning Commission to ensure that the design of the future  
18 developments meet the City's Design Guidelines. As a result, TTM No. 20092 is not likely to  
19 cause any public health problems.

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

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

24 Upon completion of the Final Map and street dedication, all relevant easements provided will  
25 remain.

26 SECTION 4. Because TTM No. 20092 will not result in any substantial changes to the LCRSP, or  
27 to the circumstances surrounding the LCRSP, or any new or more severe significant impacts, or require  
28 major revisions to the previously approved LCRSP EIR, the City coordinated the preparation of the Initial  
Study, the Revised Addendum, and accompanying technical studies. The Revised Addendum is being  
reviewed and considered for adoption concurrently herewith.

SECTION 5. The Planning Commission recommends that the City Council re-approve TTM No.  
20092 to allow the creation of six (6) developable lots, one (1) remainder lot, and twelve (12) lettered lots

for public open space, utilities, and infrastructure within the LCRSP, in accordance with the application on file with the Planning Division, subject to the following conditions:

1. TTM No. 20092 is approved to create six (6) developable lots, one (1) remainder lot, and twelve (12) lettered lots for public open space, utilities and infrastructure within the LCRSP, as shown on the tentative tract map submitted to the Planning Division on May 8, 2017, subject to all requirements of the LCRSP. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.
2. An active recreation area a minimum of 1.5 acres in size shall be constructed in Planning Area 103 or 103A prior to the issuance of a Certificate of Occupancy for the 336<sup>th</sup> unit.
3. Prior to the issuance of the Building Permit for Neighborhood II, the project master developer must pay its fair share fees to the Rialto Unified School District as required by California state law and/or enter into a mitigation agreement with the school district.
4. Prior to approval of the Final Tract Map No. 20092 by the City, the developer shall have submitted and the City and Developer shall have approved final conceptual design plans in accordance with Section 8.1.3 of the Development Agreement between the City of Rialto, Lytle Development Company, El Rancho Verde Golf, LLC, and Pharris Sycamore Flats, LLC.

Prior to the issuance of the 500<sup>th</sup> Certificate of Occupancy within Neighborhood II, the recreation center shall be constructed consistent with the design plans to be approved subsequently by the City. The Planning Areas designated for Open Space/Recreation shall be completed pursuant to the approved design as follows:

By the 500<sup>th</sup> Certificate of Occupancy – 58.5 acres  
By the 1,026<sup>th</sup> Certificate of Occupancy – 117 acres  
By the 1,540<sup>th</sup> Certificate of Occupancy – 175 acre  
By the 2,053<sup>th</sup> Certificate of Occupancy – 234 acres

5. Street alignments shall be designed in a manner that is safe for passenger vehicles and pedestrians. Intersections shall be offset by a minimum of 150 linear feet or aligned as directed by the City Engineer.
6. The developer shall acquire, or assist the City in acquiring, the necessary right-of-way, and shall construct all right-of-way improvements for Oakdale Avenue, from East Highland Avenue to the boundary of the LCRSP. If the developer desires to utilize Oakdale Avenue as a second or main entry to Neighborhood II, a Precise Plan of Design and/or revision to the Tentative Map, along with additional environmental review, may be required to construct the project entry.
7. The developer shall provide the City with documentation from the Federal Emergency Management Agency that the developable area covered by TTM No. 20092 is outside of the 100-year floodplain area. Any developable area not currently outside of the 100-year floodplain is required to have flood insurance until such time that developable area is removed from the 100-year flood plain by the Federal Emergency Management Agency.

8. A minimum of 10% of the homes within lot 3 of the TTM No. 20092 shall be constructed as a single story product.
9. 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.
10. 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 TTM No. 20092. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
11. 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.
12. All conditions of approval for TTM No. 20092 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
13. The Applicant shall pay all applicable development impact fees in accordance with the Pre-annexation and Development Agreement between the City of Rialto and Lytle Development Company, a California corporation, and El Rancho Verde Golf, LLC, a Delaware limited liability company, and Pharris Sycamore Flats LLC, a California limited liability company.
14. A Precise Grading Plan shall be approved for the project by the City Engineer prior to the issuance of any building permits.
15. The Applicant shall submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to the issuance of any building permits.
16. The Applicant shall landscape and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
17. All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period.

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



- 1 27. The Applicant shall provide certification from Rialto Water Services demonstrating that all  
2 water and/or wastewater service accounts have been documented, prior to the issuance of a  
Certificate of Occupancy.
- 3 28. The Applicant shall submit a Precise Grading Plan prepared by a California registered civil  
4 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.
- 5 29. The Applicant shall submit a Water Quality Management Plan identifying site specific Best  
6 Management Practices ("BMPs") in accordance with the Model Water Quality Management  
7 Plan ("WQMP") approved for use for the Santa Ana River Watershed. The site specific  
8 WQMP shall be submitted to the City Engineer for review and approval with the Precise  
9 Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property  
10 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.
- 11 30. A Notice of Intent (NOI) to comply with the California General Construction Stormwater  
12 Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required  
13 via the California Regional Water Quality Control Board online SMARTS system. A copy  
14 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  
15 Applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan  
16 ("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.
- 17 31. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer  
18 shall be required for and incorporated as an integral part of the grading plan for the  
proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the  
19 Engineering Division with the first submittal of the Precise Grading Plan.
- 20 32. The Applicant shall provide pad elevation certifications for all building pads in  
21 conformance with the approved Precise Grading Plan, to the Engineering Division prior to  
construction of any building foundation.
- 22 33. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall  
23 demonstrate that all structural BMPs have been constructed and installed in conformance  
24 with approved plans and specifications, and as identified in the approved WQMP.
- 25 34. All stormwater runoff passing through the Site shall be accepted and conveyed across the  
26 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  
27 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  
28 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

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

- 6 35. Direct release of on-site nuisance water or storm-water runoff shall not be permitted to the  
7 adjacent public streets. Provisions for the interception of nuisance water from entering  
8 adjacent public streets from the Project Site shall be provided through the use of a minor  
9 storm drain system that collects and conveys nuisance water to landscape or parkway areas,  
10 and in only a storm-water runoff condition, pass runoff directly to the streets through  
11 parkway or under sidewalk drains.
- 12 36. Any utility trenches or other excavations within existing asphalt concrete pavement of off-  
13 site streets required by the proposed development shall be backfilled and repaired in  
14 accordance with City of Rialto Standard Drawings. The Applicant shall be responsible for  
15 removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site  
16 streets as required by and at the discretion of the City Engineer, including additional  
17 pavement repairs to pavement repairs made by utility companies for utilities installed for  
18 the benefit of the proposed development (i.e. Fontana Water Company, Southern California  
19 Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple  
20 excavations, trenches, and other street cuts within existing asphalt concrete pavement of  
21 off-site streets required by the proposed development may require complete grinding and  
22 asphalt concrete overlay of the affected off-site streets, at the discretion of the City  
23 Engineer. The pavement condition of the existing off-site streets shall be returned to a  
24 condition equal to or better than existed prior to construction of the proposed development.
- 25 37. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
26 electrical distribution lines of sixteen thousand volts or less and overhead service drop  
27 conductors, and all telephone, television cable service, and similar service wires or lines,  
28 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.
38. 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.
39. 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

1 of occupancy. Any modifications or changes to approved improvement plans shall be  
2 submitted to the City Engineer for approval prior to construction.

- 3 40. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or)  
4 driveway which does or will exceed 30 inches in height required to maintain an appropriate  
5 sight distance, as required by the City Engineer.
- 6 41. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk  
7 and/or curb shall have City approved deep root barriers installed, as required by the City  
8 Engineer.
- 9 42. Revisions to TTM No. 20092 required by the Engineering Division or the Development  
10 Review Committee shall be prepared by a California registered Land Surveyor or qualified  
11 Civil Engineer and submitted to the Engineering Division for review and approval. A Title  
12 Report prepared for subdivision guarantee for the subject property, the traverse closures for  
13 the existing parcel and all lots created therefrom, and copies of record documents shall be  
14 submitted with the Tract Map to the Engineering Division as part of the review of the Map.  
15 The Final Tract Map shall be approved by the City Engineer and the City Council prior to  
16 issuance of any building permits.
- 17 43. A minimum of 48 inches of clearance for disabled access shall be provided on all public  
18 sidewalks.
- 19 44. All damaged, destroyed, or modified pavement legends, traffic control devices, signing,  
20 striping, and street lights, associated with the proposed development shall be replaced as  
21 required by the City Engineer prior to issuance of a Certificate of Occupancy.
- 22 45. The Applicant shall submit traffic striping and signage plans prepared by a California  
23 registered civil engineer, for review and approval by the City Engineer. All required traffic  
24 striping and signage improvements shall be completed concurrently with required street  
25 improvements, to the satisfaction of the City Engineer, and prior to issuance of a building  
26 permit.
- 27 46. Construction signing, lighting and barricading shall be provided during all phases of  
28 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.
47. Approval of TTM No. 20092 shall be granted for a period of twenty-four (24) months from  
the effective date of this resolution. An extension of time for TTM No. 20092 may be  
granted by the City Council for a period or periods not to exceed a total of thirty-six (36)  
months. An application for extension together with the required fee shall be filed with the  
Planning Division prior to the expiration date of TTM No. 20092.

SECTION 6. The Chair of the Planning Commission shall sign the passage and adoption of this resolution.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

JOHN PEUKERT, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )

4 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that the  
5 foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted at a regular meeting of the  
6 Planning Commission of the City of Rialto held on the \_\_\_\_\_ day of \_\_\_\_\_,  
7 2019.

8 Upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner  
9 \_\_\_\_\_, the foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted.

10 Vote on the Motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
15 Rialto, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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18 ADRIANNA MARTINEZ  
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