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2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA APPROVING A TENTATIVE
4 PARCEL MAP TO ALLOW THE CONSOLIDATION OF THREE
5 (3) PARCELS INTO ONE (1) PARCEL OF LAND TO
6 FACILITATE THE DEVELOPMENT OF A 188,712 SQUARE
FOOT INDUSTRIAL WAREHOUSE DISTRIBUTION FACILITY
LOCATED AT THE SOUTHWEST CORNER OF WALNUT
AVENUE AND ALDER AVENUE (APN 0240-201-31, -60, -02)
WITHIN THE EMPLOYMENT (EMP) ZONE OF THE
RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Pacific Industrial, LLC , proposes to consolidate three parcels of land (APN: 0240-201-31, -60 & -02) into one parcel, totaling 8.84 acres (“Project”) located at the southwest corner of Walnut Avenue and Alder Avenue within the Employment (EMP) zone of the Renaissance Specific Plan (“Site”); and

WHEREAS, the Project will result in the creation of one (1) 8.84 net acre parcel (Parcel 1) to facilitate the development of a 188,712 square foot industrial warehouse facility ; and

WHEREAS, the Project within the Employment (EMP) zone requires the approval of a tentative parcel map, and the Applicant has agreed to apply for a TPM No. 2018-0002 ("TPM No. 19942"), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on November 28, 2018, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 19942, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 19942; and closed the public hearing; and

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

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

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

1 SECTION 2. Based on substantial evidence presented to the Planning Commission during
2 the public hearing conducted with regard to TPM No. 19942, including written staff reports, verbal
3 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning
4 Commission hereby determines that TPM No. 19942 satisfies the requirements of Government
5 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to
6 approving a tentative map. The findings are as follows:

- 7 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the
8 City of Rialto and the Employment (EMP) zone of the Renaissance Specific Plan;
 and

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

10 The Site has a General Plan designation of Specific Plan, and a zoning designation of EMP
11 (Employment) within the Renaissance Specific Plan. The Project will consolidate the Site
12 into one (1) parcel of land, 8.84 net acres in size, to facilitate the development of a 188,712
13 square foot industrial warehouse facility. Per Table 3-5 (Development Standards), of the
14 Renaissance Specific Plan, the required minimum parcel size within the EMP
15 (Employment) zone is twenty-two thousand five hundred (22,500) square feet for
16 commercial uses. The proposed parcel greatly exceeds the required minimum size.

- 17 2. That the design and improvement of the proposed Tentative Parcel Map is consistent
18 with the Subdivision Ordinance, the General Plan of the City of Rialto and the C-P
19 (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan.

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

21 The Project will comply with all technical standards required by Subdivision Map Act, the
22 General Plan of the City of Rialto, and the EMP zone of the Renaissance Specific Plan. The
23 proposed parcel is consistent and meets the minimum lot area as required by the EMP
24 zone of the Foothill Boulevard Specific Plan.

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 8.84 net acres, is rectangular in shape, fairly level, and adjacent to a Major
 Arterial street (Alder Avenue) to the east and a Commercial Collector street (Walnut
 Avenue) to the north, which will be able to accommodate the proposed use. The site is
 compatible with the surrounding use to the north and south which also has a zoning
 designation of Employment (EMP) within the Renaissance Specific Plan. To the east is an
 existing legal non-conforming residence and a warehouse distribution facility within the
 Business Center (B-C) zone of the Renaissance Specific Plan. To the west is a warehouse

1 distribution facility with the Planned Industrial Development (I-PID) zone of the Rialto
2 Airport Specific Plan. The proposed development of the corner site has been designed with
3 consideration of the street view by orienting all paddock door and truck court to the west
4 side of the building and the installation of screen wall as necessary.

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

This finding is supported by the following facts:

5 The Project will consolidate the site into one (1) parcel of land, 8.84 net acres in size, to
6 facilitate the development of a 188,712 square foot industrial warehouse facility. The
7 project meets all criteria on Table 3-5 (Development Standards), of the Renaissance
8 Specific Plan, and the proposed use is compatible with the zone and surrounding uses.
9 Section 3 (Development Criteria) of the Renaissance Specific Plan contains provisions for
10 incentives, or development standard bonuses, in exchange for desired development features.
11 The incentives may provide a Floor Area Ratio ("FAR") bonus, setback reduction, parking
reduction, etc., and may be awarded through a Conditional Development Permit ("CDP") on
a case-by-case basis. The applicant has proposed an FAR bonus through the CDP
application in conjunction with the proposed tentative parcel map for review and
consideration. Therefore, the site is physically suitable and has been designed 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:

14 The subject site is 8.84 acres of vacant land within an urbanized area surrounded by
15 industrial warehouse developments with except of the adjacent parcel. Furthermore, an
16 Initial Study (Environmental Assessment Review No. 2018-0002) has prepared for the
17 proposed development in accordance with the requirements of the California
18 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.

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

This finding is supported by the following facts:

21 The Project is consistent with the General Plan and the Employment (EMP) zone within
22 the Renaissance Specific Plan. Following Planning Commission consideration of the
23 project, the Development Review Committee (DRC) will finalize all Precise Plan of
24 Design development-related condition to ensure that the design of the Project meets the
City's Design Guidelines. The development project is consistent with the surrounding
developments. The project is not expected to negatively impact any uses with the
successful implementation of mitigation measures. Furthermore, construction impacts on
the site will be limited through the strict enforcement of the allowable construction hours
listed in Section 9.50.070 of the Rialto Municipal Code, as well as enforcement of regular

1 watering of the site to limit airborne dust and other particulate matter. As a result, the
2 Project is not likely to cause any public health problems.

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

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

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

11 SECTION 3. Based on the findings and recommended mitigation within the Initial Study,
12 staff determined that the project will not have an adverse impact on the environment, provided that
13 mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The
14 local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative
15 Declaration for the project, and the City mailed the notice to all property owners within 300 feet of
16 the project site for a public comment period held from October 15, 2018 to November 3, 2018. The
17 Mitigated Negative Declaration was prepared in accordance with the California Environmental
18 Quality Act (CEQA). The Planning Commission directs the Planning Division to file the necessary
19 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

20 SECTION 4. The Planning Commission hereby approves TPM No. 19942 to allow the
21 consolidation of three (3) parcels into one (1) parcel (APN 02407-201-31, -60, & -02) to facilitate
22 the proposed development located on the southwest corner of Walnut Avenue and Alder Avenue
23 within the Employment (EMP) zone of the Renaissance Specific Plan, in accordance with the plans
24 and application on file with the Planning Division, subject to the following conditions:

1. TPM No. 19942 is approved allowing the consolidate the Site into one (1) parcel of
land, 8.84 net acres in size, to facilitate the development a 188,712 square foot industrial
warehouse facility located on the southwest corner of Walnut Avenue and Alder Avenue
shown on the tentative map submitted to the Planning Division on March 6, 2018, and
as approved by the Planning Commission, subject to all requirements of the
Employment (EMP) zone of the Renaissance Specific Plan. If the Conditions of

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

- 3 2. City inspectors shall have access to the Site to reasonably inspect the Site during
4 normal working hours to assure compliance with these conditions and other codes.
- 5 3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
6 officers, or employees from any claims, damages, action, or proceeding against the
7 City or its agents, officers, or employees to attack, set aside, void, or annul any
8 approval of the City, its advisory agencies, appeal boards, or legislative body
9 concerning TPM No. 19942. The City will promptly notify the applicant of any such
10 claim, action, or proceeding against the City and will cooperate fully in the defense.
- 11 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
12 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
13 subject to protest by the applicant at the time of approval or conditional approval of
14 the Project or within 90 days after the date of the imposition of the fees, dedications,
15 reservations, or exactions imposed on the Project.
- 16 5. Prior to issuance of a grading permit, the Applicant shall coordinate with the
17 Gabrieleno Band of Mission Indians-Kizh Nation (Kizh Nation) to provide an on-site
18 tribal monitor for all ground disturbance activities. Applicant shall provide the City
19 with documented proof of monitoring coordination with the Kizh Nation prior to
20 issuance of a grading permit.
- 21 6. All mitigation measures listed in Environmental Assessment Review No. 2018-0002
22 shall be met prior to issuance of any Certificate of Occupancy
- 23 7. All conditions of approval for TPM No. 19942 shall be completed to the satisfaction of
24 the City Engineer prior to the issuance of a Certificate of Occupancy.
- 25 8. The Applicant shall pay all applicable development impact fees in accordance with the
26 City of Rialto fee ordinance in effect at the time the fees are due, prior to the issuance of
27 any building permits related to the Project.
- 28 9. The Applicant shall submit street improvement plans prepared by a registered California
29 civil engineer to the Engineering Division for review. The plans shall be approved by
30 the City Engineer prior to the issuance of any building permits.
- 31 10. The Applicant shall landscape and irrigation system improvement plans for review and
32 approval by the City Engineer. The median irrigation system shall be separately
33 metered from the parkway landscaping to be maintained by the developer, for future use
34 by the City upon acceptance of the median landscaping by the City. The plans shall be
35 approved concurrently with the street improvement plans for the median and prior to
36 issuance of a building permit, unless otherwise allowed by the City Engineer.
- 37 11. All median and/or parkway landscaping shall be guaranteed for a period of one year
38 from the date of acceptance by the City Engineer. Any landscaping that fails during the
39 one year landscape maintenance period shall be replaced with similar plant material to

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

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

6 13. Any improvements within the public right-of-way require a City of Rialto
7 Encroachment Permit.

8 14. The Applicant shall submit street improvement plans prepared by a registered California
9 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.

10 15. The development of the Site is subject to the requirements of the National Pollution
11 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
12 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
13 Pursuant to the NPDES Permit, the Applicant shall ensure development of the site
14 incorporates post-construction Best Management Practices ("BMPs") in accordance
with the Model Water Quality Management Plan ("WQMP") approved for use for the
Santa Ana River Watershed. The Applicant is advised that applicable Site Design
BMPs will be required to be incorporated into the final site design, pursuant to a site
specific WQMP submitted to the City Engineer for review and approval.

15 16. An accessible pedestrian path of travel shall be provided throughout the site, as required
16 by applicable state and federal laws.

17 17. The Applicant shall connect the development to the City of Rialto sewer system and
18 apply for a sewer connection account with Rialto Water Services.

19 18. The Applicant shall submit sewer improvement plans prepared by a California registered
20 civil engineer to the Engineering Division. The plans shall be approved by the City
21 Engineer prior to issuance of any building permits.

22 19. All sewer mains constructed by the applicant and to become part of the public sewer
23 system shall be pressure tested and digitally video recorded by the City's wastewater
24 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.

20. The Applicant shall provide certification from Rialto Water Services demonstrating that
all water and/or wastewater service accounts have been documented, prior to the
issuance of a Certificate of Occupancy.

- 1 21. The Applicant shall submit a Precise Grading Plan prepared by a California registered
2 civil engineer to the Engineering Division for review and approval. The Precise
3 Grading Plan shall be approved by the City Engineer prior to issuance of a building
4 permit.
- 5 22. The Applicant shall submit a Water Quality Management Plan identifying site specific
6 Best Management Practices ("BMPs") in accordance with the Model Water Quality
7 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed.
8 The site specific WQMP shall be submitted to the City Engineer for review and
9 approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be
10 required, obligating the property owner(s) to appropriate operation and maintenance
11 obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP
12 and Maintenance Agreement shall be approved prior to issuance of a building permit,
13 unless otherwise allowed by the City Engineer.
- 14 23. A Notice of Intent (NOI) to comply with the California General Construction
15 Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2,
16 2009) is required via the California Regional Water Quality Control Board online
17 SMARTS system. A copy of the executed letter issuing a Waste Discharge
18 Identification (WDID) number shall be provided to the City Engineer prior to issuance
19 of a grading or building permit. The Applicant's contractor shall prepare and maintain a
20 Storm Water Pollution Prevention Plan ("SWPPP") as required by the General
21 Construction Permit. All appropriate measures to prevent erosion and water pollution
22 during construction shall be implemented as required by the SWPPP.
- 23 24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer
24 shall be required for and incorporated as an integral part of the grading plan for the
proposed development. A copy of the Geotechnical/Soils Report shall be submitted to
the Engineering Division with the first submittal of the Precise Grading Plan.
- 25 25. The Applicant shall provide pad elevation certifications for all building pads in
conformance with the approved Precise Grading Plan, to the Engineering Division prior
to construction of any building foundation.
- 26 26. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall
demonstrate that all structural BMP's have been constructed and installed in
conformance with approved plans and specifications, and as identified in the approved
WQMP.
- 27 27. 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
“developed” condition, using the 100-year frequency storm.

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

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

14 30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
15 electrical distribution lines of sixteen thousand volts or less and overhead service drop
16 conductors, and all telephone, television cable service, and similar service wires or lines,
17 which are on-site, abutting, and/or transecting, shall be installed underground. Utility
18 undergrounding shall extend to the nearest off-site power pole; no new power poles shall
19 be installed unless otherwise approved by the City Engineer. A letter from the owners
20 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.

21 31. Upon approval of any improvement plan by the City Engineer, the improvement plan
22 shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing
23 file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
24 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.

32. 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

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

3 33. All proposed trees within the public right-of-way and within 10 feet of the public
4 sidewalk and/or curb shall have City approved deep root barriers installed, as required
5 by the City Engineer.

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

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

16 36. The Applicant shall submit traffic striping and signage plans prepared by a California
17 registered civil engineer, for review and approval by the City Engineer. All required
18 traffic striping and signage improvements shall be completed concurrently with required
19 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a
20 building permit.

21 37. Construction signing, lighting and barricading shall be provided during all phases of
22 construction as required by City Standards or as directed by the City Engineer. As a
23 minimum, all construction signing, lighting and barricading shall be in accordance with
24 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.

38. The applicant shall pay the Project Fair Share Cost established by the approved traffic
study and as recommended by the Transportation Commission on June 6, 2018.

39. The applicant shall install a 3 inch conduit within the parkway area along the entire
frontage of Alder Avenue and Walnut Avenue to allow for future use.

40. Construct or pay in-lieu/fair share contribution fees for a 16-foot wide raised and
landscaped median island for Alder Avenue along frontage of property, as required
by the Renaissance Specific Plan and approved by Public Works. The median nose
width shall be constructed at 4 feet wide and shall have stamped concrete. The left
turn pockets shall be designed in accordance with Section 405 of the current edition
of the Caltrans Highway Design Manual, and/or as approved by the City Engineer

41. Dedicate 20 additional feet of right-of-way along the entire frontage as may be
required per the Renaissance Specific Plan to provide ultimate right-of-way along
Alder Avenue. Also, dedicate right-of-way along the frontage to provide a property
line – corner cutback at the corner of Alder Avenue and Walnut Avenue as required
by the City Engineer. Nothing shall be constructed or planted in the corner cut-off

1 area which does or will exceed 30 inches in height required to maintain an
2 appropriate corner sight distance, as required by the City Engineer

3 42. Dedicate a 10 foot wide landscape easement along the project frontage of Alder
4 Avenue for.

5 43. Construct new pavement with a minimum pavement section of 5 inches asphalt
6 concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of
7 24 inches at 95% relative compaction, or equal, along the entire frontage in
8 accordance with City of Rialto Standard Drawings. The pavement section shall be
9 determined using a Traffic Index (TI) of 10. The pavement section shall be designed
10 by a California registered Geotechnical Engineer using "R" values from the project
11 site and submitted to the City Engineer for approval

12 44. Construct an 8-inch curb and gutter, located at 38 feet west of centerline along the
13 entire frontage in accordance with City of Rialto Standard Drawings.

14 45. Construct a new underground electrical system for public street lighting
15 improvements. New marbelite street light poles with LED light fixtures shall be
16 installed as approved by the City Engineer, in accordance with City of Rialto
17 Standard Drawings

18 46. Construct a 5 foot wide sidewalk located 7 feet behind curb along the entire frontage
19 of Alder Avenue in accordance with City of Rialto Standard Drawings.

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

48. Construct a curb ramp meeting current California State Accessibility standards along
both sides of the commercial driveway approach. The developer shall ensure that an
appropriate path of travel, meeting ADA guidelines, is provided across the driveway,
and shall adjust the location of the access ramps, if necessary, to meet ADA
guidelines, subject to the approval of the City Engineer. If necessary, additional
pedestrian and sidewalk easements shall be provided on-site to construct a path of
travel meeting ADA guidelines

49. Construct a curb ramp meeting current California State Accessibility standards at the
corner of Walnut Avenue & Alder Avenue, in accordance with City of Rialto
Standard Drawings.

50. 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

51. The developer is advised that domestic water service is provided by Fontana Water
Services. The developer shall be responsible for coordinating with Fontana Water

Services and complying with all requirements for establishing domestic water service to the property

52. Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified:

a. Perimeter screened fencing

b. Contractor AQMD information signage including contact information along Cactus Avenue and Foothill Boulevard. "PROJECT NAME, WDID NO., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXXX, IF YOU DO NOT RECEIVE A RESPONSE, PLEASE CALL THE AQMD AT 1-800-CUT-SMOG/1-800-288-7664"

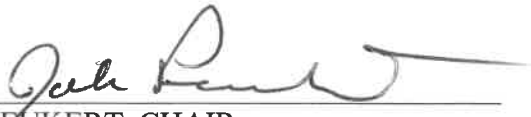
53. Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued

54. The applicant must coordinate removal or relocation of existing utilities and/or easements along the north eastern portion of the site to vacate an existing City owned public right-of-way alley. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the 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 the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits

55. Approval of TPM No. 19942 shall be granted for a period of twenty-four (24) months from the effective date of this resolution. An extension of time for TPM No. 19942 may be granted by the Planning Commission 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 TPM No. 19942.

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

PASSED, APPROVED AND ADOPTED this 28th day of November, 2018.


JOHN PLUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. **18-65** was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 28th day of November, 2018.

8 Upon motion of Planning Commissioner Jerry Gutierrez, second by Commissioner Artist
9 Gilbert the foregoing Resolution No. **18-65** was duly passed and adopted.
10

11 Vote on the motion:

12 AYES: 6

13 NOES: 0

14 ABSENT: BarBara Chavez

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 28th day of November, 2018.
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Adrianna Martinez, Administrative Assistant