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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP TO ALLOW THE CONSOLIDATION OF TWELVE (12) PARCELS INTO ONE (1) PARCEL OF LAND TO FACILITATE THE DEVELOPMENT OF A 255,173 SQUARE FOOT INDUSTRIAL WAREHOUSE DISTRIBUTION FACILITY LOCATED AT THE SOUTHWEST CORNER OF WALNUT AVENUE AND ALDER AVENUE (APN: 0240-201-10, -12 THRU-15, -18, -38, -42, & -44 THRU -47) WITHIN THE EMPLOYMENT (EMP) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, the applicant, Pacific Industrial, LLC , proposes to consolidate twelve parcels of land (APN: 0240-201-10, -12 thru-15, -18, -38, -42, & -44 thru -47) into one parcel, totaling 11.48 acres (“Project”) located at the northwest corner of Baseline Road 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) 11.48 net acre parcel (Parcel 1) to facilitate the development of a 255,173 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. 2018-0003 ("TPM No. 19942"), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on January 30, 2019, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 19968, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 19968; and closed the public hearing; and

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

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

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

1 SECTION 2. Based on substantial evidence presented to the Planning Commission during
2 the public hearing conducted with regard to TPM No. 19968, 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. 19968 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;
9 and

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

11 The Site has a General Plan designation of Specific Plan, and a zoning designation of EMP
12 (Employment) within the Renaissance Specific Plan. The Project will consolidate the Site
13 into one (1) parcel of land, 11.48 net acres in size, to facilitate the development of a 255,173
14 square foot industrial warehouse facility. Per Table 3-5 (Development Standards), of the
15 Renaissance Specific Plan, the required minimum parcel size within the EMP
16 (Employment) zone is twenty-two thousand five hundred (22,500) square feet for
17 commercial uses. The proposed parcel greatly exceeds the required minimum size.

- 18 2. That the design and improvement of the proposed Tentative Parcel Map is consistent
19 with the Subdivision Ordinance, the General Plan of the City of Rialto and the EMP
20 (Employment) zone of the Renaissance Specific Plan; and

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

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

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

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

30 The Site contains 11.48 net acres, is rectangular in shape, fairly level, and adjacent to two
31 (2) Major Arterial streets (Alder Avenue) to the east and (Baseline Road) to the south, which
32 will be able to accommodate the proposed use. The site is compatible with the surrounding
33 use to the east and west which also has a zoning designation of Employment (EMP) within
34 the Renaissance Specific Plan. To the north is an existing legal non-conforming residence
35 and a warehouse distribution facility within the Employment (EMP) zone of the
36 Renaissance Specific Plan. To the south, across Baseline Road, is the jurisdiction of the

1 City of Fontana. The proposed development of the corner site has been designed with
2 consideration of the street view by orienting all paddock door and truck court to the north
side of the building and the installation of screening.

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

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

5 The Project will consolidate the site into one (1) parcel of land, 11.48 net acres in size, to
6 facilitate the development of a 255,173 square foot industrial warehouse facility. The
7 project meets all criterial 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
incentives, or development standard bonuses, in exchange for desired development features.
10 The incentives may provide a Floor Area Ratio ("FAR") bonus, setback reduction, parking
11 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.

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

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

15 The subject site is 11.48 acres of vacant land within an urbanized area surrounded by
16 industrial warehouse developments except of the adjacent parcels. Furthermore, an
17 Initial Study (Environmental Assessment Review No. 2018-0029) has prepared for the
proposed development 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.

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

20 *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
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
24 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
within the proposed land division.

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

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

9 SECTION 3. Based on the findings and recommended mitigation within the Initial Study,
10 staff determined that the project will not have an adverse impact on the environment, provided that
11 mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The
12 local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative
13 Declaration for the project, and the City mailed the notice to all property owners within 300 feet of
14 the project site for a public comment period held from December 21, 2018 to January 9, 2019. The
15 Mitigated Negative Declaration was prepared in accordance with the California Environmental
16 Quality Act (CEQA). The Planning Commission directs the Planning Division to file the necessary
documentation with the Clerk of the Board of Supervisors for San Bernardino County.

17 SECTION 4. The Planning Commission hereby approves TPM No. 19968 to allow the
18 consolidation of twelve (12) parcels into one (1) parcel (APN 02407-201-10, -12 thru -15, -18, -38,
19 -42, & -44 thru -47) to facilitate the proposed development located on the northwest corner of
20 Baseline Road and Alder Avenue within the Employment (EMP) zone of the Renaissance Specific
21 Plan, in accordance with the plans and application on file with the Planning Division, subject to the
22 following conditions:

- 23 1. TPM No. 19968 is approved allowing the consolidate the Site into one (1) parcel of
24 land, 11.48 net acres in size, to facilitate the development a 255,173 square foot
industrial warehouse facility located on the northwest corner of Baseline Road and
Alder Avenue shown on the tentative map submitted to the Planning Division on
January 15, 2019, 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 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. 19968. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
5. Prior to issuance of a grading permit, the Applicant shall coordinate with the Gabrieleno Band of Mission Indians-Kizh Nation (Kizh Nation) to provide an on-site tribal monitor for all ground disturbance activities. Applicant shall provide the City with documented proof of monitoring coordination with the Kizh Nation prior to issuance of a grading permit.
6. All mitigation measures listed in Environmental Assessment Review No. 2018-0029 shall be met prior to issuance of any Certificate of Occupancy
7. All conditions of approval for TPM No. 19968 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
8. 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.
9. 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.
10. The Applicant shall landscape and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation and parkway system shall be separately metered from the on-site landscaping to be maintained by the developer, for future use by the City upon acceptance of the public right-of-way 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.

11. 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.
12. All new street lights shall be installed on an independently metered, City-owned underground electrical system. The developer shall be responsible for applying with 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.
13. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.
14. The development of the Site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the Applicant shall ensure development of the site 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. An accessible pedestrian path of travel shall be provided throughout the site, as required by applicable state and federal laws.
16. The Applicant shall connect the development to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water Services.
17. The Applicant shall 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.
18. 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.
19. 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.
20. The Applicant shall submit a Precise Grading/Paving 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.

21. The Applicant shall submit a Water Quality Management Plan identifying site specific Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
22. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The Applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
23. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer 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.
24. 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.
25. 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 by submitting an NPDES BMP Self Certification Letter signed and stamped by the Engineer of record.
26. 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 final hydrology study. The volume of increased stormwater runoff to retain on-site shall

1 be determined by comparing the existing “pre-developed” condition and proposed
2 “developed” condition, using the 100-year frequency storm.

3 27. 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
7 parkway areas, and in only a storm-water runoff condition, pass runoff directly to the
8 streets through parkway or under sidewalk drains.

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

23 29. All street cuts for utilities shall be repaired in accordance with City Standard SC-231
24 within 72 hours of completion of the utility work; and any interim trench repairs shall
25 consist of compacted backfill to the bottom of the pavement structural section followed
26 by placement of standard base course material in accordance with the Standard
27 Specifications for Public Work Construction (“Greenbook”). The base course material
28 shall be placed the full height of the structural section to be flush with the existing
29 pavement surface and provide a smooth pavement surface until permanent cap paving
30 occurs using an acceptable surface course material.

31 30. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
32 electrical distribution lines of sixteen thousand volts or less and overhead service drop
33 conductors, and all telephone, television cable service, and similar service wires or lines,
34 which are on-site, abutting, and/or transecting, shall be installed underground. Utility
35 undergrounding shall extend to the nearest off-site power pole; no new power poles shall
36 be installed unless otherwise approved by the City Engineer. A letter from the owners
37 of the affected utilities shall be submitted to the City Engineer prior to approval of the
38 Grading Plan, informing the City that they have been notified of the City’s utility
39 undergrounding requirement and their intent to commence design of utility
40 undergrounding plans. When available, the utility undergrounding plan shall be
41 submitted to the City Engineer identifying all above ground facilities in the area of the
42 project to be undergrounded.

43 31. Upon approval of any improvement plan by the City Engineer, the improvement plan
44 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.

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

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

34. A Tentative 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 Tentative Parcel Map shall be approved by the City Council prior to issuance of any building permits.

35. The developer shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.

36. 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 approve waste and refuse franchisee vendors can be used to dispose of generated waste.

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

38. The Applicant shall submit traffic striping and signage plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a building permit. Approved traffic striping and signage plans must include required Class

II thermoplastic Bicycle Facilities as referenced on the San Bernardino County Non-Motorized Transportation Plan – May 2014, Figure 5.41, Sheet 5-134.

39. Install “No Stopping Anytime” R26A(S)(CA) signage along the entire frontage along Alder Avenue and Base Line Road.
40. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the 2012 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.
41. The applicant shall pay the Project Fair Share Cost established by the approved traffic study and as recommended by the Transportation Commission on September 5, 2018 in the amount of \$297,167.19.
42. Dedicate additional right-of-way along the entire frontage as may be required per the Renaissance Specific Plan to provide ultimate right-of-way of 100 feet along Alder Avenue and Baseline Road. Also, dedicate right-of-way along the frontage to provide a property line – corner cutback at the corner of Alder Avenue and Baseline Road as required by the City Engineer. 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, as required by the City Engineer
43. The applicant shall install a 4- inch conduit within the parkway area along the entire frontage of Alder Avenue and Baseline Road to allow for future use.
44. 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
45. Dedicate a 10 foot wide landscape easement along the project frontage of Alder Avenue.
46. Construct an 8-inch curb and gutter, located at 38 feet west of centerline along the entire frontage of Alder Avenue in accordance with City of Rialto Standard Drawings.
47. Construct a 5 foot wide American with Disabilities Act (ADA) compliant sidewalk located 7 feet behind curb along the entire frontage of Alder Avenue in accordance with City of Rialto Standard Drawings.
48. Construct or pay in-lieu/fair share contribution fees for a 14-foot wide raised and landscaped median island for Baseline Road 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

49. Dedicate an 8 foot wide landscape easement along the project frontage of Baseline Road.
50. Construct an 8-inch curb and gutter, located at 36 feet west of centerline along the entire frontage of Baseline Road in accordance with City of Rialto Standard Drawings.
51. Construct a 6 foot wide Americans with Disabilities Act (ADA) compliant sidewalk located 8 feet behind curb along the entire frontage of Baseline Road in accordance with City of Rialto Standard Drawings.
52. Construct new 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 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
53. Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings
54. Construct commercial driveway approaches in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance
55. 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
56. Construct a curb ramp meeting current California State Accessibility standards at the corner of Baseline Road & Alder Avenue, in accordance with City of Rialto Standard Drawings.
57. 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

1 58. The developer is advised that domestic water service is provided by Fontana Water
2 Services. The developer shall be responsible for coordinating with Fontana Water
3 Services and complying with all requirements for establishing domestic water service
to the property

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

- 6 a. Tan colored perimeter screened fencing
- 7 b. Contractor AQMD information signage including contact information along
8 Baseline Road and Alder Avenue. "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"

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

11 61. Approval of TPM No. 19968 shall be granted for a period of twenty-four (24) months
12 from the effective date of this resolution. An extension of time for TPM No. 19968
13 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. 19968.

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

16 PASSED, APPROVED AND ADOPTED this 30th day of January, 2019.

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20 JOHN PEUKERT, 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. 19-07 was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 30th day of January, 2019.

8 Upon motion of Planning Commissioner Jerry Gutierrez, second by Commissioner Dale
9 Estvander the foregoing Resolution No. 19-07 was duly passed and adopted.

10
11 Vote on the motion:

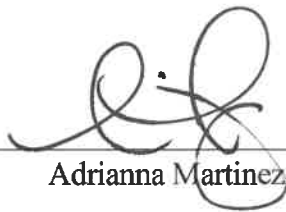
12 AYES: 6

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 30th day of January, 2019.

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Adrianna Martinez, Administrative Assistant