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**RESOLUTION NO. 12-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF RIALTO, CALIFORNIA, APPROVING  
TENTATIVE TRACT MAP NO. 18827.**

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

SECTION 1. In connection with Tentative Tract Map No. 18827 submitted by DP Management, the Planning Commission of the City of Rialto, in accordance with Government Code Sections 66473.5 and 66474 hereby finds and determines as follows:

1. That the proposed Tentative Tract Map is consistent with the General Plan of the City of Rialto and the PRD-D (Planned Residential Development-Detached) zone.
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 PRD-D (Planned Residential Development-Detached) zone.
3. That the site is physically suitable for the type of proposed development.
4. That the site is physically suitable for the proposed density of development.
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.
6. That the design of the land division is not likely to cause serious public health problems.
7. That the design of the land division or proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed land division.

SECTION 2. That an Initial Study (Environmental Assessment Review No. 11-31) has been prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and it has been determined that the project could not have a significant impact on the environment. A Mitigated Negative Declaration has been prepared.

1        SECTION 3. That the Planning Commission of the City of Rialto hereby approves  
2 Tentative Tract Map No. 18827, submitted by DP Management, subject to the following conditions:

- 3        1. Tentative Tract Map No. 18827 is approved as a thirty-six (36) lot subdivision, subject to all  
4        requirements of the PRD-D (Planned Residential Development-Detached) zone and the  
5        Residential 12 land use designation of the Rialto General Plan.
- 6        2. Prior to development of any parcel, a Precise Plan of Design application must be filed and  
7        approved by the Development Review Committee.
- 8        3. A precise grading plan, prepared by a civil engineer registered in the State of California,  
9        shall be submitted to the Engineering Division of the Development Services Department  
10       for review and approval and approved by the City Engineer prior to the issuance of  
11       building permits. The development shall conform to all requirements of the City of Rialto  
12       Grading Ordinances. Plan check fees, based on the cubic yards of cut and fill per fee  
13       ordinance, shall be submitted with the plans.
- 14       4. A Hydrology Study performed by a civil engineer registered in the State of California,  
15       shall be submitted to the Engineering Division of the Development Services Department  
16       for review and approval prior to the issuance of building permits. In general, parcels shall  
17       drain to the street. Adequate facilities shall be provided to intercept and conduct flood  
18       water through and/or away from the tract, as required by the City Engineer, pursuant to  
19       the hydrology report and the City's Master Plan of Storm Drains. Alternative drainage  
20       plans shall be reviewed and approved by the Engineering Division of the Development  
21       Services Department and be included in the Hydrology Study. Drainage Plans shall  
22       include measures to convey off-site drainage around and through the site in a manner that  
23       will not adversely impact adjacent and downstream properties. A plan check fee shall be  
24       submitted with the Hydrology Study.
5. The applicant shall mitigate the incremental peak flow rate of the Q100 storm water  
      runoff discharge. The incremental peak flow rate shall refer to the difference of the  
      existing and the post-developed storm water runoff discharge from the project site. This  
      shall be addressed in the Hydrology Study.
6. Improvement plans, prepared by a civil engineer registered in the State of California,  
      shall be submitted to the Engineering Division for approval by the City Engineer for the  
      following improvements (as necessary): Streets, Sewers, Water, Storm Drain, Street  
      Light.
7. Improvement plans shall be submitted for review and approval prior to issuance of  
      grading permits. Domestic water plans are a separate submittal to the West Valley Water  
      District. Plans for fire lines shall be submitted to the Fire Marshall.

- 1 8. The developer shall install all street name signs, stop signs, and all other miscellaneous  
2 signage as deemed necessary by the City Engineer, whether such signs are or are not  
3 shown on the street improvement plans. All signs must be installed to City of Rialto and  
Caltrans standards prior to utility clearances and occupancy certifications of the dwelling  
units.
- 4 9. The developer shall be responsible for installing all centerline striping, traffic legends,  
5 raised reflective pavement markers and other traffic delineation required by the City  
6 Engineer, including signal loops damaged or required to be installed as a requirement of  
the project.
- 7 10. The developer shall overlay or improve all necessary public right-of-way for streets and  
8 alleys to the centerline of the roadway. Other city facilities shall be removed and replaced  
as required if damaged or substandard as shown on the current City of Rialto Master Plan  
of Streets and highways and the City of Rialto General Plan.
- 9 11. The developer shall provide easements for the following utilities: Water, Sewer, Storm  
10 Drain, Ingress/Egress.
- 11 12. The developer shall pay all applicable development impact fees as established by the  
current fee ordinance.
- 12 13. Developer shall dedicate all necessary public right-of-way for streets, alleys and other  
13 city facilities as required of the development and as shown on the current City of Rialto  
Master Plan of Streets and highways and the City of Rialto General Plan.
- 14 14. All on-site parking and circulation areas shall be paved with a minimum 2.5-inch asphalt  
15 concrete pavement on a minimum 3 inch compacted base material, or as required by a  
soils report prepared by a registered engineer. All vehicular parking and circulation areas  
16 shall be separated from landscape areas by 6-inch high concrete curb.
- 17 15. All public streets shall be paved as required by a soils report prepared by a Registered  
18 Engineer, but in no case shall a public street be constructed to a thickness less than  
required by City Standard No. 50.
- 19 16. Development shall be connected to City of Rialto sanitary sewer system. This may  
20 require an extension of off-site sewer lines or construction of a dry sewer and temporary  
use of septic systems. The utility plan shall show the proposed sewer connections. All  
21 necessary sewer and drainage easements shall be provided as required by the City  
Engineer.
- 22 17. The utility plan shall show the proposed sewer connections. The utility plan is a separate  
23 submittal to the Engineering Division of the Development Services Department. Utility  
24 locations will not be shown on the street improvement plans.

1 18. All overhead utility lines and electric lines of 16,000 KV or less, located along the border  
2 of the development, are required to be relocated underground at the developers cost per  
3 Sections 15.32 and 17.20.080 B (13) of the Rialto Municipal Code and shall be so noted  
4 on the Final Map.

5 19. The applicant shall repair any damage to existing street improvements, including curb,  
6 gutter and sidewalk and is required to install any missing street improvements.

7 20. Pad certifications shall be provided to the Engineering Division of the Development  
8 Services Department prior to the project receiving any building inspections.

9 21. Street lights shall be installed as determined by the Engineering Division of Development  
10 Services Department.

11 22. As part of the San Bernardino County Municipal NPDES Storm Water Permit, the  
12 applicant shall develop and submit a Water Quality Management Plan (WQMP) to the  
13 Engineering Division of the Development Services Department for review and approval.  
14 The WQMP shall be submitted with the Hydrology Study and be approved prior to  
15 issuance of grading permits. The following items shall be addressed in the WQMP: The  
16 WQMP incorporates site control BMPs, source control BMPs, and treatment control  
17 BMPs; Operation and Maintenance requirements for all source control and treatment  
18 control BMPs shall be identified in the WQMP; A funding source for operation and  
19 maintenance of each BMP shall be identified; and The WQMP requirements shall be  
20 transferred to all future owners of the project site. Additional information is provided at  
21 the following website:

22 [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/docs/sbperm  
24 it/wqmpatt60905.pdf](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/docs/sbperm<br/>23 it/wqmpatt60905.pdf).

23 23. Developer/Developers agent shall show evidence of filing of Notice of Intent (NoI) with  
24 the State of California prior to obtaining a grading permit. It shall include the WDID  
number (identifications number issued by State Water Resources Control Board) and the  
developer shall be required to maintain the SWPPP on-site during construction activities  
until such times as the project is accepted (project larger than one (1) acre or as  
determined by staff). It is the responsibility of the Developer's Engineer to include the  
WDID number on the grading plan prior to issuance of a grading permit.

24 24. Erosion control plans are required for this project and must be approved prior to grading  
permits.

25 25. A fair share contribution in the amount of \$26,627, paid prior to issuance of building  
permits, is required for future improvements to the intersection of Valley Boulevard and  
Spruce Avenue as determined in the traffic study prepared by Kunzman Associates, and  
accepted by the City Traffic Engineer.

- 1 26. A six (6) foot high solid decorative masonry block wall, as measured from top of grade  
2 from the adjacent residences, shall be constructed along the perimeter of the Tract, as  
3 shown on the tentative map submitted on July 18, 2012. The appropriate area between  
4 the required block wall and sidewalk adjacent to Idyllwild Avenue shall be landscaped in  
5 a manner as approved by the Public Works Department. Any required landscape  
6 easements shall be indicated on the final map. The required landscape area adjacent to  
7 Idyllwild Avenue shall be annexed into Landscape Maintenance District No. 2 prior to  
8 the recording of the final map. All costs necessary to accomplish this annexation shall be  
9 paid by the subdivider. The developer shall be responsible for all maintenance effort and  
10 all costs associated therewith for a period of one (1) year commencing with the  
11 acceptance of landscape improvements by the Public Works Department. The developer  
12 is responsible for contacting the Public Works Department when the area is ready for  
13 inspection to initiate the one year maintenance period and for final inspection after the  
14 one year maintenance period commences.
- 15 27. The Developer shall install all street name and traffic control signs and all other  
16 miscellaneous signage as deemed necessary by the City Engineer, whether such signs are  
17 or are not shown on the street improvement plans. All new signs, markings, and striping  
18 shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) 2003 and the  
19 California Supplement 2003. All signs must be installed to City of Rialto and Caltrans  
20 standards prior to utility clearances and occupancy certifications of the dwelling units.
- 21 28. The developer shall install safety related roadway improvements including intersection  
22 controls, traffic signs and striping, as necessary, subject to the review and approval of the  
23 City of Rialto Public Works Department, Engineering Division.
- 24 29. Fire hydrants shall be installed every 150 feet as required by the City of Rialto Fire  
Department. The developer shall comply with Ordinance 758, which requires on-site fire  
protection, including water and access roads prior to framing.
30. The developer shall comply with all requirements of Title 17 of the Rialto Municipal  
Code (Ornamental Street Lights, Overlying Water Rights) and all requirements of City  
Council Resolution Nos. 1889 (Sewer), 1895 (Drainage), 1875 (Water), and 2192  
(Parks).
31. Prior to issuance of building permits, the developer shall pay a school facilities fee to the  
Colton Unified School District, as required by City Council resolution providing for fees  
for school facilities.
32. Copies of the final map, including title sheets, shall be provided to the utility companies,  
as required, at least two (2) weeks prior to the recordation of the final map.
33. One (1) full size and one (1) half size mylar copy of the recorded final map shall be  
submitted to the City Engineer following recordation.
34. The developer shall comply with all other applicable State and local ordinances.

- 1 35. The use of dust and erosion control measures to prevent excessive adverse impacts on  
2 adjoining properties will be required by the Engineering Division of the Development  
Services Department.
- 3 36. The applicant/developer shall provide complete on-site water plans for the planned service  
4 including domestic, irrigation, and fire lines.
- 5 37. Backflow prevention devices are required and must be installed at the service connection.
- 6 38. As built drawings for the water system shall be submitted to the West Valley Water District.
- 7 39. Street, storm drain and sewer plans shall be submitted to the Development Services  
8 Engineering Division for review and approval. Plan check and construction inspection /  
9 permit fees are assessed by the Development Services Engineering Division.
- 10 40. Traffic signal and signage and striping plans shall be submitted to the City Traffic Engineer  
11 for review and approval. Plan check and construction inspection / permit fees are assess by  
12 the Traffic Engineer. The contact person for the City is Shirjeel Muhammad at 909-820-  
2531.
- 13 41. Sewer capacity is not secured until such time as it is purchased from the City of Rialto.  
14 "Will Serve" letters do not in themselves assure service will be available at time of  
development.
- 15 42. Centerline street monuments shall be preserved. Any monuments disturbed by paving or  
16 overlaying operations shall be re-established by a professional surveyor or engineer licensed  
to do so prior to acceptance of the project.
- 17 43. The proposed interior east-west private street shall be designed and named "Tullock Street"  
18 on the final map. The necessary paving, curb and sidewalk for these streets shall be  
installed to the City standards at the applicant's expense as required by the City Engineer.
- 19 44. A reduction in the required front setback to private street is permitted as shown on the  
20 project site-plan submitted August 10, 2011. The minimum allowable front setback to  
private street shall be twelve (12) feet.
- 21 45. Covenants, Conditions and Restrictions (CC&R's) for the required Home Owners  
22 Association (H.O.A.) shall be submitted to the Planning Division for review and approval  
23 by the City Attorney prior to recordation of the Final Map.
- 24 46. Approval of Tentative Tract Map No. 18827 shall be granted for a period of twenty-four  
(24) months from the effective date of this resolution. An extension of time for Tentative  
Tract Map No. 18827 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  
Tentative Tract Map No. 18827.

1        SECTION 4. The Chair of the Planning Commission shall sign the passage and adoption of  
2 this resolution and thereupon the same shall take effect and be in force.

3        PASSED, APPROVED AND ADOPTED this 29<sup>th</sup> day of August, 2012.

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D. PAULINE TIDLER, CHAIR  
CITY OF RIALTO PLANNING COMMISSION