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WHEREAS, the applicant, Richmond American Homes, Inc., proposes to subdivide 4.74 acres of land (APNs: 0131-111-05, -07, -75 & -76) located on the east side of Sycamore Avenue approximately 630 feet north of Randall Avenue (“Site”), into thirty (30) single-family lots and six (6) lettered lots for private streets, common open space, landscaping, and stormwater retention (“Project”); and

WHEREAS, on February 12, 2019, the City Council approved General Plan Amendment No. 2018-0002, changing the land use designation of 4.74 acres of land (APNs: 0131-111-05, -07, -75 & -76) located on the east side of Sycamore Avenue approximately 630 feet north of Randall Avenue (“Site”) from Residential 6 to Residential 12, Zone Change No. 2017-0004, changing the zoning designation of the Site from Single-Family Residential (R-1C) to Multi-Family Residential (R-3), and Tentative Tract Map No. 2017-0006, which allowed the subdivision of the Site into thirty-two (32) single-family lots and one (1) common lot; and

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1 WHEREAS, the applicant, Richmond American Homes, Inc. acquired or is in contract to  
2 acquire the Site and proposes to alter the design of the previously approved tentative tract map;  
3 and

4 WHEREAS, the applicant proposes to subdivide the Site into thirty (30) single-family lots  
5 and six (6) lettered lots for private streets, common open space, landscaping, and stormwater  
6 retention (“Project”); and

7 WHEREAS, the changes from the previously approved tentative tract map include  
8 removing two (2) single-family lots on the west end of the Site and replacing them with a new  
9 lettered lot for an aboveground stormwater retention basin, minor lot line adjustments to increase  
10 the depths of the lots along the east-west streets, and the incorporation of new lettered lots at the  
11 ends of all corner lots to facilitate additional landscaping; and

12 WHEREAS, the Project will create thirty (30) single-family lots in accordance with the  
13 development standards of the R-3 zone and six (6) lettered lots in accordance with the development  
14 standards of the R-3 zone; and

15 WHEREAS, the Project within the R-3 zone requires the approval of a tentative tract map,  
16 and the applicant has agreed to apply for a Tentative Tract Map No. 2021-0002, also referred to as  
17 Tentative Tract Map No. 20108, (“TTM No. 20108”), in accordance with the Subdivision Map  
18 Act (Government Code § 66410 et seq.); and

19 WHEREAS, on October 13, 2021, the Planning Commission of the City of Rialto  
20 conducted a duly noticed public hearing, as required by law, on TTM No. 20108, took testimony,  
21 at which time it received input from staff, the city attorney, and the applicant; heard public  
22 testimony; discussed the proposed TTM No. 20108, and closed the public hearing; and

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

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

26 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
27 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 TTM No. 20108, including written staff reports, verbal  
3 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning  
4 Commission hereby determines that TTM No. 20108 satisfies the requirements of the Section  
5 17.16.070 of the Rialto Municipal Code pertaining to the findings which must be made precedent to  
6 granting a tentative map. The findings are as follows:

- 7            1. That the proposed tentative tract map is consistent with the General Plan of the City  
8 of Rialto and the Multi-Family Residential (R-3) zone, as applicable; and

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

10           The allowable density range within the Residential 12 designation and the R-3 zone is between  
11 6.1 to 12.0 dwelling units per acre. The proposed density of the Site, as a result of the Project,  
12 is 6.31 dwelling units per acre, which is consistent with the Residential 12 land use designation  
13 and the R-3 zoning designation.

14           Furthermore, the R-3 zone requires a minimum gross site area of 1.0 acre. The area of the  
15 Site is 4.75 acres, which exceeds the minimum required. No minimum individual lot sizes  
16 are specified within the development standards of the R-3 zone. As it pertains to the tentative  
17 tract map, the proposed subdivision of the Site is consistent with the R-3 zone and the  
18 Residential 12 land use designation.

- 19           2. That the design and improvements of the proposed tentative tract map are consistent  
20 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the Multi-  
21 Family Residential (R-3) zone; and

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

23           The Project will comply with all of the technical standards required by the Subdivision Map  
24 Act. The project is consistent with the Site's Residential 12 land use designation and R-3  
25 zoning designation, as all the development standards for the R-3 zone and the density  
26 requirements of the Residential 12 are satisfied within the Project. The Project meets the  
27 required density of 6.1 to 12.0 units per acre, by the proposed a density being 6.31 dwelling  
28 per acre. The Project is consistent with the R-3 zone with the minimum lot area of two  
thousand.

          An existing segment of Sycamore Avenue will provide the primary access to the Project. The  
entryway from Sycamore Avenue will be gated, provide a landscaped median, decorative  
paving, and signage. Access within the Project will be provided by a new private street system  
throughout the inside of the project site.

1           3.       That the site is physically suitable for the type of proposed development; and

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

3           The Site is a relatively flat, rectangular, expansive in size, and development of the land  
4           should be easily accommodated. The applicant will be required to submit a  
5           geotechnical/soils report to the Public Works Department for review and approval prior to  
6           issuance of any building permits.

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

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

9           The Site is 4.74 acres in size. The maximum density allowed on the Site will be 12.0 dwelling  
10          units per acre. The acreage of the Site is suitable to accommodate the proposed density of  
11          6.31 dwelling units per acre.

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

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

15          According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is designated  
16          as a habitat for the endangered Delhi Sands Flower-Loving Fly (DSF). However, the applicant hired  
17          Powell Environmental Consultants to conduct surveys of the Site in 2017, 2018, 2019, and 2020 to  
18          determine if the DSF was present on the Site. Each survey determined that the DSF was not present  
19          on the Site. The applicant received confirmation from the United States Fish & Wildlife Services that  
20          commencement of ground disturbance activities on the Site were permitted up until July 1, 2021, at  
21          which time a survey for 2021 would need to be conducted. However, the applicant obtained a Rough  
22          Grading Permit from the City of Rialto Public Works department in June 2021 and the Site has since  
23          been rough graded thereby rendering the Site no longer suitable for DSF. Additionally, the initial  
24          study prepared for the previous proposal on the Site determined that the Site did not contain suitable  
25          habitat for any other known threatened or endangered species, including the Burrowing Owl and the  
26          San Bernardino Kangaroo Rat.

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

*This finding is supported by the following facts:*

            The Site is bound on the west side by Sycamore Avenue and approximately 630 feet south  
            by Randall Avenue. To the east of the project site are several rural single-family  
            residences. The project site is surrounded by single-family residential subdivisions located  
            to the west, north and south. The zoning of the project site is the Multi-Family Residential  
            (R-3) zone, the property is zoned Single-Family Residential (R-1C) to the west, south and  
            the two houses on the northwest side of the project site. The properties to the north are

1 Planned Residential Development (PRD-A) and the properties to the east are Agricultural  
2 (A-1). The proposed detached single-family development pertaining to the land division is  
3 consistent with all nearby land uses. Construction impacts will be limited through the strict  
4 enforcement of the allowable construction hours listed in Section 9.50.070 of the Rialto  
5 Municipal Code, as well as enforcement of regular watering of the Site to limit airborne  
6 dust and other particulate matter. Operationally, generally speaking, detached single-  
7 family dwellings have little to no impact on the environment and on surrounding properties,  
8 specifically with respect to air quality, noise, and traffic. The Project is not likely to cause  
9 any 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.

*This finding is supported by the following facts:*

Four (4) easements exist on or in relation to the Site. Two (2) easements are in relation to  
land dedicated to the City of Rialto for drainage and present or future unrestricted flow and  
discharge of surface water. Both of these easements will remain unaffected by the Project.  
The third easement is in favor of the Semi-Tropic Land and Water Company and dates back  
to December 24, 1890. The fourth is set for The Burlington Northern & Santa Fe Railway  
Company recorded on November 10, 1997. The proposed subdivision will not conflict with  
any of the easement on the property.

SECTION 3. On February 12, 2019, the City Council adopted a Mitigated Negative  
Declaration (Environmental Assessment Review No. 2017-0066) for the previously proposed thirty-  
two (32) lot development on the Site, in accordance with the requirements of the California  
Environmental Quality Act (CEQA). The Initial Study prepared for Environmental Assessment  
Review No. 2017-0066 analyzed the development and use of thirty-two (32) detached single-family  
residences on thirty-two (32) single-family lots. The Project proposes reducing the number of single-  
family lots and detached single-family residences to thirty (30), which will serve to reduce the  
previously determined less than significant impacts even further. No further environmental review is  
required for the Project.

SECTION 4. TTM No. 20108 is granted to Richmond American Homes, Inc. in accordance  
with the plans and application on file with the Planning Division, subject to the following conditions:

1. TTM No. 20108 is approved allowing the subdivision of 4.74 acres of land (APNs: 0131-  
111-05, -07, -75 & -76) located on the east side of Sycamore Avenue approximately 630

1 feet of Randall Avenue into thirty (30) detached single-family lots, six (6) lettered lots for  
2 private streets, common open space, landscaping, and stormwater retention as shown on  
3 the tentative map submitted to the Planning Division on September 24, 2021, and as  
4 approved by the Planning Commission. If the Conditions of Approval specified herein  
5 are not satisfied or otherwise completed, the Project shall be subject to revocation.

- 6 2. Prior to the issuance of building or grading permits for the proposed development, a  
7 Precise Plan of Design shall be approved by the Community Development Department.
- 8 3. City inspectors shall have access to the Site to reasonably inspect the Site during normal  
9 working hours to assure compliance with these conditions and other codes.
- 10 2. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
11 and/or any of its officials, officers, employees, agents, departments, agencies, and  
12 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
13 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
14 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
15 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
16 and other such procedures), (collectively "Actions"), brought against the City, and/or  
17 any of its officials, officers, employees, agents, departments, agencies, and  
18 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
19 annul, the any action of, or any permit or approval issued by, the City and/or any of its  
20 officials, officers, employees, agents, departments, agencies, and instrumentalities  
21 thereof (including actions approved by the voters of the City), for or concerning the  
22 Project (collectively, the "Entitlements"), whether such Actions are brought under the  
23 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
24 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
25 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,  
26 or any decision of a court of competent jurisdiction. This condition to indemnify,  
27 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,  
28 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees  
and other costs, liabilities and expenses incurred in connection with such proceeding  
whether incurred by applicant, Property owner, or the City and/or other parties  
initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the  
"Damages"). Notwithstanding anything to the contrary contained herein, the Applicant  
shall not be liable to the City Parties under this indemnity to the extent the Damages  
incurred by any of the City Parties in such Action(s) are a result of the City Parties'  
fraud, intentional misconduct or gross negligence in connection with issuing the  
Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,  
and hold the City harmless as stated herein within five (5) days of approval of Tentative  
Tract Map No. 2021-0002.
3. 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.

4. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) for a Home Owners Association (H.O.A.) to the Planning Division for review and approval by the City Attorney prior to recordation of the Final Map.
5. The applicant shall install security gates and fencing at the driveway connected to Sycamore Avenue prior to the issuance of a certificate of occupancy. The gates and fencing shall have a minimum height of six (6) feet. The gates and fencing at the driveway shall be installed in-line with the perimeter block wall. The gates and fencing shall be setback approximately 50 feet from the property line on Sycamore Avenue in order to provide adequate vehicle stacking between the gate and the public right-of-way.
6. The applicant shall construct a minimum six (6) foot high solid decorative masonry block wall around the perimeter of the project, or as approved by the Planning Division, prior to the issuance of any certificate of occupancy. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. All decorative masonry block walls shall include a decorative cap. Pilasters shall be incorporated within the all block walls. The pilasters shall be spaced a maximum of fifty (50) feet and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of six (6) inches above and at least six (6) inches to the side of the wall. All pilasters shall include a decorative cap.
7. The private streets within the development shall be named as shown on the tentative map, and as follows:
  - a. The entryway shall be named "Alru Street"
  - b. The easterly north-south street shall be named "Oakdale Avenue".
  - c. The westerly north-south street shall be named "Marcella Avenue".
  - d. The northerly east-west street shall be named "Lilly Street".
  - e. The southerly east-west street shall be named "Rosa Street".
8. The applicant shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance.
9. The location of Parcel 17 as shown on Tentative Track Map No. 20108, will be utilized by the Fire Department in case of an emergency for their required turn around radius. Parcel 17 shall remain vacant until the properties northwest of the project site is connected, providing adequate access for the Rialto Fire Department. Parcel 17 shall be maintained at all times and shall include asphalt for Fire Department vehicle access only.
10. The applicant shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition

1 of acceptance of any new median and/or parkway landscaping, or any new public street  
2 lighting improvements, to be maintained by the City of Rialto.

- 3 11. All new streetlights 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  
6 meters. New meter pedestals shall be installed, and electrical service paid by the  
7 developer, until such time as the underlying property is annexed into LLMD 2.
- 8 12. The applicant shall submit street improvement plans by a registered California civil  
9 engineer to the Public Works Engineering Division for review. The plans shall be  
10 approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 11 13. The applicant shall submit street light improvement plans by a registered California civil  
12 engineer to the Public Works Engineering Division for review. The plans shall be  
13 approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 14 14. The applicant shall submit sewer improvement plans by a registered California civil  
15 engineer to the Public Works Engineering Division for review. The plans shall be  
16 approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 17 15. The applicant shall submit traffic and signage improvement plans by a registered  
18 California civil engineer to the Public Works Engineering Division for review. The plans  
19 shall be approved by the City Engineer prior to the approval of Tract Map No. 20108.
- 20 16. The applicant shall submit copies of approved water improvement plans prepared by a  
21 registered California civil engineer to the Public Works Engineering Division for record  
22 purposes. The plans shall be approved by Rialto Water Services, the City's water  
23 purveyor, prior to the approval of Tract Map No. 20108.
- 24 17. The applicant shall construct asphalt concrete paving for streets in two separate lifts. The  
25 final lift of asphalt concrete pavement shall be postponed until such time that on-site  
26 construction activities are complete, as may be determined by the City Engineer. Paving  
27 of streets in one lift prior to completion of on-site construction will not be allowed, unless  
28 prior authorization has been obtained from the City Engineer. Completion of asphalt  
concrete paving for streets prior to completion of on-site construction activities, if  
authorized by the City Engineer, will require additional paving requirements prior to  
acceptance of the street improvements, including, but not limited to: removal and  
replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs,  
as required by the City Engineer.
18. The public and street improvements outlined in these conditions of approval are intended  
to convey to the developer an accurate scope of required improvements, however, the City  
Engineer reserves the right to require reasonable additional improvements as may be  
determined in the course of the review and approval of street improvement plans required  
by these conditions.



19. The applicant shall dedicate additional right-of-way along the entire frontage of Sycamore Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the City Engineer.
20. The applicant shall construct a curb ramp meeting current California State Accessibility standard at the northeast corners of the intersection of Sycamore Avenue, in accordance with the City of Rialto Standard Drawings.
21. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontages of Sycamore Avenue, as determined necessary by the City Engineer. New marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings.
22. The applicant shall remove existing pavement and construct new pavement with a minimum pavement section of 4 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 frontages of Sycamore Avenue in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 6. 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. Pavement shall extend from clean sawcut edge of pavement at centerline. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve the existing pavement.
23. All broken or off-grade street and sidewalk improvements along the project frontages of Sycamore Avenue shall be repaired or replaced, as required by the City Engineer.
24. The applicant shall construct an 8 inch V.C.P. sewer lateral connection to the sewer main within Sycamore Avenue as necessary to provide sewer services to the new residential development. All sewer shall be installed in accordance with City of Rialto Standard Drawings and as required by the City Engineer. All on-site sewer will be privately maintained.
25. Domestic water service to the underlying property is provided by the Rialto Water Services. New domestic water service shall be installed in accordance with Rialto Water Services requirements. Contact Rialto Water Services at (909) 820-2546 to coordinate domestic water service requirements.
26. The applicant shall install a new domestic water line lateral connection to the main water line within Sycamore Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to approval of Tract Map No. 20108.

- 1 27. The applicant shall submit a Grading Plan prepared by a California registered civil  
2 engineer to the Public Works Engineering Division for review and approval. The Grading  
3 Plan shall be approved by the City Engineer prior to approval of Tract Map No. 20108.
- 4 28. The applicant shall submit a Water Quality Management Plan identifying site specific  
5 Best Management Practices ("BMPs") in accordance with the Model Water Quality  
6 Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The  
7 site specific WQMP shall be submitted to the City Engineer for review and approval with  
8 the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the  
9 property owner(s) to appropriate operation and maintenance obligations of on-site BMPs  
10 constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement  
11 shall be approved prior to approval of Tract Map No. 20108.
- 12 29. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General  
13 Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified  
14 September 2, 2009) is required via the California Regional Water Quality Control Board  
15 online SMARTS system. A copy of the executed letter issuing a Waste Discharge  
16 Identification (WDID) number shall be provided to the City Engineer prior to issuance of  
17 a grading or building permit. The applicant's contractor shall prepare and maintain a  
18 Storm Water Pollution Prevention Plan ("SWPPP") as required by the General  
19 Construction Permit. All appropriate measures to prevent erosion and water pollution  
20 during construction shall be implemented as required by the SWPPP.
- 21 30. The applicant shall submit a Geotechnical/Soils Report, prepared by a California  
22 registered Geotechnical Engineer, for and incorporated as an integral part of the grading  
23 plan for the proposed development. A copy of the Geotechnical/Soils Report shall be  
24 submitted to the Public Works Engineering Division with the first submittal of the Precise  
25 Grading Plan.
- 26 31. The applicant shall provide pad elevation certifications for all building pads in  
27 conformance with the approved Grading Plan.
- 28 32. Prior to the 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.
33. 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 retention 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 retention 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

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

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

19 35. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing  
20 electrical distribution lines of sixteen thousand volts or less and overhead service drop  
21 conductors, and all telephone, television cable service, and similar service wires or lines,  
22 which are on-site, abutting, and/or transecting, shall be installed underground. Utility  
23 undergrounding shall extend to the nearest off-site power pole; no new power poles shall  
24 be installed unless otherwise approved by the City Engineer. A letter from the owners of  
25 the affected utilities shall be submitted to the City Engineer prior to approval of the  
26 Grading Plan, informing the City that they have been notified of the City’s utility  
27 undergrounding requirement and their intent to commence design of utility  
28 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. Undergrounding of existing overhead utility lines shall be completed  
prior to approval of Tract Map No. 20108.

36. Upon approval of any improvement plan by the City Engineer, the applicant shall provide  
the improvement plan 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.

37. 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.

- 1 38. Nothing shall be constructed or planted in the corner cut-off area of any driveway, which  
2 exceeds or will exceed 30 inches in height, in order to maintain an appropriate sight  
3 distance, as required by the City Engineer.
- 4 39. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk  
5 and/or curb shall have City approved deep root barriers installed, as required by the City  
6 Engineer.
- 7 40. The applicant shall submit a final map (Tract Map No. 20108), be prepared by a California  
8 registered Land Surveyor or qualified Civil Engineer, to the Public Works Engineering  
9 Division for review and approval. A Title Report prepared for subdivision guarantee for  
10 the subject property, the traverse closures for the existing parcel and all lots created  
11 therefrom, and copies of record documents shall be submitted with Tract Map No. 20108  
12 to the Public Works Engineering Division as part of the review of the Map. Tract Map  
13 No. 20108 shall be approved by the City Council prior to issuance of any building permits.
- 14 41. In accordance with Government Code 66462, all required public improvements shall be  
15 completed prior to the approval of a final map (Tract Map No. 20108). Alternatively, the  
16 applicant may enter into a Subdivision Improvement Agreement to secure the cost of all  
17 required public improvements at the time of requesting the City Engineer's approval of  
18 Tract Map No. 20108. If a Subdivision Improvement Agreement is requested by the  
19 applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision  
20 Improvement Agreement. The applicant will be required to secure the Subdivision  
21 Improvement Agreement pursuant to Government Code 66499 in amounts determined by  
22 the City Engineer.
- 23 42. A minimum of 48 inches of clearance for disabled access shall be provided on all public  
24 sidewalks.
- 25 43. The applicant shall provide construction signage, lighting and barricading during all  
26 phases of construction as required by City Standards or as directed by the City Engineer.  
27 As a minimum, all construction signing, lighting and barricading shall be in accordance  
28 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform  
Traffic Control Devices, or subsequent editions in force at the time of construction.
44. The use of dust and erosion control measures to prevent excessive adverse impacts on  
adjoining properties during construction will be required by the Engineering Division  
of the Public Works Department.
45. The applicant shall comply with all other applicable State and local ordinances.
46. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.  
20108 is granted for a period of twenty-four (24) months from the effective date of this  
resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an extension  
of time for TTM No. 20108 may be granted by the Planning Commission for a period  
or periods not to exceed a total of thirty-six (36) months. The period or periods of

extension shall be in addition to the original twenty-four (24) months. An application shall be filed with the Planning Division for each extension together with the required fee prior to the expiration date of TTM No. 20108.

SECTION 5. The Chairman 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 13th day of October, 2021.

\_\_\_\_\_  
FRANK GONZALEZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4  
5

6 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
7 the foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
8 Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2021.

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

11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this \_\_\_\_th day of \_\_\_\_, 2021.  
17  
18

19 \_\_\_\_\_  
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT  
21  
22  
23  
24  
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