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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 FOUR (4) PARCELS INTO TWO (2) PARCELS OF LAND TO FACILITATE THE DEVELOPMENT OF AN ALDI FOOD MARKET AND A WAREHOUSE SHOE STORE LOCATED AT THE NORTHEAST CORNER OF FOOTHILL BOULEVARD AND CACTUS AVENUE (APN 0127-572-27, -28, -29, & -30) WITHIN THE COMMERCIAL PEDESTRIAN (C-P) ZONE OF THE FOOTHILL BOULEVARD SPECIFIC PLAN.

WHEREAS, the applicant, Power Mill, LLC, proposes to consolidate ~~four~~ parcels of land (APN: 0127-572-27, -28, -29, & -30) into two parcels, totaling 2.48 acres (“Project”) located at the northeast corner of Foothill Boulevard and Cactus Avenue within the Commercial Pedestrian (C-P) zone of the Foothill Boulevard Specific Plan (“Site”); and

WHEREAS, the Project will result in the creation of one (1) 1.02 net acre parcel (Parcel 1) to facilitate the development of a warehouse Shoe Store, and one (1) 1.35 net acre parcel (Parcel 2) to facilitate the development of an ALDI Food Market, approved through PPD No. 2017-0050 (MC2017-0030) on August 9, 2017; and

WHEREAS, the Project within the Commercial Pedestrian (C-P) zone requires the approval of a tentative parcel map, and the Applicant has agreed to apply for a TPM No. 2017-0009 ("TPM No. 19945"), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on March 28, 2018, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 19945, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 19945; 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:

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

3 SECTION 2. Based on substantial evidence presented to the Planning Commission during
4 the public hearing conducted with regard to TPM No. 19945, including written staff reports, verbal
5 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning
6 Commission hereby determines that TPM No. 19945 satisfies the requirements of Government
7 Code Sections 66473.5 and 66474 pertaining to the findings which must be made precedent to
8 approving a tentative map. The findings are as follows:

- 9 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the
10 City of Rialto and the C-P (Commercial Pedestrian) zone; and

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

12 The Site has a General Plan designation of Specific Plan, and a zoning designation of C-P
13 (Commercial Pedestrian) within the Foothill Boulevard Specific Plan. The Project will
14 consolidate the Site into two (2) parcels of land, 2.48 net acres in size, to facilitate the
15 development an ALDI Food Market and a Warehouse Shoe Store. Per Section 3
(Development Criteria), Table 3.2 of the Foothill Boulevard Specific Plan, the required
minimum parcel size within the C-P (Commercial Pedestrian) zone is ten thousand (10,000)
square feet for commercial uses. The proposed parcel greatly exceeds the required
minimum size.

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

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

19 The Project will comply with all technical standards required by Subdivision Map Act, the
20 General Plan of the City of Rialto, and the C-P zone of the Foothill Boulevard Specific Plan.
The proposed parcel is consistent and meets the minimum lot area as required by the C-P
zone of the Foothill Boulevard Specific Plan.

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

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

24 The Site contains 2.48 gross acres, is rectangular in shape, fairly level, and adjacent to a
Major Arterial street (Cactus Avenue) to the west and a Modified Major Arterial street

(Foothill Boulevard) to the south, which will be able to accommodate the proposed use. The site is compatible with the surrounding use to the east which also has a zoning designation of Commercial Pedestrian (C-P) within the Foothill Boulevard Specific Plan. To the north is an existing residential neighborhood that is not within the Specific Plan. The proposed development has been designed with consideration for the existing residential development by orienting all vehicular and pedestrian circulation on the south side of the building and the installation of an eight foot high block wall along the north property line.

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

This finding is supported by the following facts:

The Project will consolidate the site into two (2) parcels of land to facilitate the development to facilitate the development an ALDI Food Market and a Warehouse Shoe Store. The project meets all criteria on Table 3.2 - Development Standards of the Foothill Boulevard Specific Plan and the proposed use is compatible with the zone and surrounding uses. Therefore, the site is physically suitable to accommodate the proposed density.

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

This finding is supported by the following facts:

The subject site was previously developed as a full service sit-down restaurant with parking on a 2.48 acre site within an urbanized area. The proposal to consolidate the land into two parcels will not cause environmental damage or injure fish or wildlife or their habitat and is exempt from California Environmental Quality Act (CEQA) under Section 15305, Minor Alterations in Land Use.

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:

The Project is consistent with the General Plan, the Commercial Pedestrian (C-P) zone within the Foothill Boulevard Specific Plan and has been reviewed and approved by the Design Review Committee (DRC) 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 since measures, such as an eight foot high block wall will provide solid barrier for sound and visually. 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 watering of the site to limit airborne dust and other particulate matter. As a result, the Project is not likely to cause any public health problems.

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

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

5 The Public Works Department has reviewed legal exhibits for three (3) easements on or near
6 the project site, as well as the vacation of a public alley. Upon completion of the Final Map
7 and street dedication, all easements will be removed or modified per the grantee and as
8 approved by the Public Works Department.

9 SECTION 3. TPM No. 19945 is hereby approved to allow the consolidation of four (4)
10 parcels into two (2) parcels (APN 0127-571-27, -28, -29, & -30) located on the northeast corner of
11 Foothill Boulevard and Cactus Avenue within the Commercial Pedestrian (C-P) zone of the
12 Foothill Boulevard Specific Plan.

13 SECTION 4. The project is Categorically Exempt from the requirements of the
14 California Environmental Quality Act (CEQA), pursuant to Section 15315, Minor Land
15 Divisions. The Planning Commission directs the Planning Division to file the necessary
16 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

17 SECTION 5. TPM No. 19945 is approved, in accordance with the plans and application on
18 file with the Planning Division, subject to the following conditions:

- 19 1. TPM No. 19945 is approved allowing the consolidate the Site into two (2) parcels of
20 land, 2.48 net acres in size, to facilitate the development an ALDI Food Market and a
21 Warehouse Shoe Store located on the northeast corner of Foothill Boulevard and Cactus
22 Avenue shown on the tentative map submitted to the Planning Division on January
23 10, 2018, and as approved by the Planning Commission, subject to all requirements of
24 the Commercial Pedestrian (C-P) zone of the Foothill Boulevard 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. 19945. 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. All conditions of approval for TPM No. 19945 shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
6. 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.
7. 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.
8. The Applicant shall landscape and irrigation system improvement plans for review and approval by the City Engineer. The median irrigation system shall be separately metered from the parkway landscaping to be maintained by the developer, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved concurrently with the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.
9. 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.
10. 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.
11. Any improvements within the public right-of-way require a City of Rialto Encroachment Permit.
12. 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.
13. 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

1 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
2 Pursuant to the NPDES Permit, the Applicant shall ensure development of the site
3 incorporates post-construction Best Management Practices ("BMPs") in accordance
4 with the Model Water Quality Management Plan ("WQMP") approved for use for the
5 Santa Ana River Watershed. The Applicant is advised that applicable Site Design
6 BMPs will be required to be incorporated into the final site design, pursuant to a site
7 specific WQMP submitted to the City Engineer for review and approval.

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

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

12 16. The Applicant shall submit sewer improvement plans prepared by a California registered
13 civil engineer to the Engineering Division. The plans shall be approved by the City
14 Engineer prior to issuance of any building permits.

15 17. All sewer mains constructed by the applicant and to become part of the public sewer
16 system, shall be pressure tested and digitally video recorded by the City's wastewater
17 system operator (Veolia) prior to acceptance of the sewer system for maintenance by the
18 City. The developer shall be responsible for all costs associated with testing and
19 inspection services. Any defects of the sewer main shall be removed, replaced, or
20 repaired to the satisfaction of the City Engineer prior to acceptance.

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

24 19. The Applicant shall submit a Precise Grading 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.

20 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.

21 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

1 of a grading or building permit. The Applicant's contractor shall prepare and maintain a
2 Storm Water Pollution Prevention Plan ("SWPPP") as required by the General
3 Construction Permit. All appropriate measures to prevent erosion and water pollution
during construction shall be implemented as required by the SWPPP.

4 22. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer
5 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.

6 23. The Applicant shall provide pad elevation certifications for all building pads in
7 conformance with the approved Precise Grading Plan, to the Engineering Division prior
to construction of any building foundation.

8 24. Prior to issuance of a certificate of occupancy or final City approvals, the Applicant shall
9 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.

10 25. All stormwater runoff passing through the Site shall be accepted and conveyed across
11 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
12 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
13 increased stormwater runoff due to development of the site, and to determine required
stormwater runoff mitigation measures for the proposed development. Final detention
14 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
15 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
16 be determined by comparing the existing "pre-developed" condition and proposed
"developed" condition, using the 100-year frequency storm.

17 26. Direct release of on-site nuisance water or storm-water runoff shall not be permitted to
18 the adjacent public streets. Provisions for the interception of nuisance water from
entering adjacent public streets from the Project Site shall be provided through the use of
19 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
20 streets through parkway or under sidewalk drains.

21 27. Any utility trenches or other excavations within existing asphalt concrete pavement of
22 off-site streets required by the proposed development shall be backfilled and repaired in
accordance with City of Rialto Standard Drawings. The Applicant shall be responsible
23 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
off-site streets as required by and at the discretion of the City Engineer, including
24 additional pavement repairs to pavement repairs made by utility companies for utilities
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

1 concrete pavement of off-site streets required by the proposed development may require
2 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
3 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.

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

10 29. Upon approval of any improvement plan by the City Engineer, the improvement plan
11 shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing
12 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.

13 30. The original improvement plans prepared for the proposed development and approved
14 by the City Engineer (if required) shall be documented with record drawing "as-built"
15 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.

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

19 32. A Tentative Parcel Map shall be prepared by a California registered Land Surveyor or
20 qualified Civil Engineer and submitted to the Engineering Division for review and
21 approval. A Title Report prepared for subdivision guarantee for the subject property, the
22 traverse closures for the existing parcel and all lots created therefrom, and copies of
23 record documents shall be submitted with the Parcel Map to the Engineering Division as
24 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.

33. 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.

34. 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

1 traffic striping and signage improvements shall be completed concurrently with required
2 street improvements, to the satisfaction of the City Engineer, and prior to issuance of a
building permit.

3 35. Construction signing, lighting and barricading shall be provided during all phases of
4 construction as required by City Standards or as directed by the City Engineer. As a
5 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.

6 36. The applicant shall pay the Project Fair Share Cost of \$240.00 as recommended by the
7 Transportation Commission.

8 37. The applicant shall install a 3 inch conduit within the parkway area along the entire
frontage of Foothill Boulevard and Cactus Avenue to allow for future use.

9 38. Construct a 16-foot wide raised and landscaped median island along frontage of
10 property, as approved by the City Engineer. The median nose width shall be
constructed at 4 feet wide and shall have stamped concrete. The left turn pockets shall
11 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

12 39. Dedicate 5 additional feet of right-of-way along the entire frontage as may be
required per the Foothill Specific Plan to provide ultimate right-of-way along Foothill
13 Boulevard. Also, dedicate right-of-way along the frontage to provide a property line –
corner cutback at the corner of Foothill Boulevard and Cactus Avenue as required by
14 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
15 corner sight distance, as required by the City Engineer

16 40. Dedicate a 5 foot wide easement for landscape purposes along the entire frontage.

17 41. Remove existing, and construct new pavement with a minimum pavement section of
18 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
19 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
20 shall be designed by a California registered Geotechnical Engineer using "R" values
from the project site and submitted to the City Engineer for approval

21 42. Construct an 8-inch curb and gutter, located at 48 feet north of centerline along the
22 entire frontage in accordance with City of Rialto Standard Drawings.

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

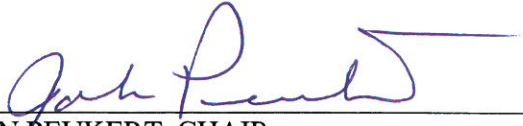
- 1 44. Construct a 7 foot wide sidewalk behind curb along the entire frontage in accordance
2 with City of Rialto Standard Drawings.
- 3 45. Construct a commercial driveway approach in accordance with City of Rialto
4 Standard Drawings. The driveway approach shall be constructed so the top of X is 5
5 feet from the property line, or as otherwise approved by the City Engineer. Nothing
6 shall be constructed or planted in the corner cut-off area which does or will exceed 30
7 inches in height required to maintain an appropriate corner sight distance
- 8 46. Construct a curb ramp meeting current California State Accessibility standards along
9 both sides of the commercial driveway approach. The developer shall ensure that an
10 appropriate path of travel, meeting ADA guidelines, is provided across the driveway,
11 and shall adjust the location of the access ramps, if necessary, to meet ADA
12 guidelines, subject to the approval of the City Engineer. If necessary, additional
13 pedestrian and sidewalk easements shall be provided on-site to construct a path of
14 travel meeting ADA guidelines
- 15 47. Construct a 16-foot wide raised and landscaped median island along frontage of
16 property, as approved by the City Engineer. The median nose width shall be
17 constructed at 4 feet wide and shall have stamped concrete. The left turn pockets shall
18 be designed in accordance with Section 405 of the current edition of the Caltrans
19 Highway Design Manual, and/or as approved by the City Engineer.
- 20 48. Dedicate 10 additional feet of right-of-way along the entire frontage as is required per
21 the General Plan to provide ultimate right-of-way along Cactus Avenue. Also,
22 dedicate right-of-way along the frontage to provide a property line – corner cutback at
23 the corner of Cactus Avenue and Foothill Boulevard as required by the City Engineer.
24 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.
49. Construct a new underground electrical system for public street lighting
improvements. New marbelite street light poles with LED light fixtures shall be
installed at 300 ft. spacing, or as approved by the City Engineer, in accordance with
City of Rialto Standard Drawings
50. 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
51. 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

- 1
- 2 52. Construct a curb ramp meeting current California State Accessibility standards at the
- 3 corner of Cactus Avenue & Foothill Boulevard, in accordance with City of Rialto
- 4 Standard Drawings.
- 5
- 6 53. The minimum pavement section for all on-site pavements shall be 2 inches asphalt
- 7 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
- 8 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
- 9 proposed, the proposed pavement section shall be designed by a California registered
- 10 Geotechnical Engineer using "R" values from the project site and submitted to the
- 11 City Engineer for approval
- 12
- 13 54. Submit sewer improvement plans prepared by a California registered civil engineer to
- 14 the Engineering Division. The plans shall be approved by the City Engineer prior to
- 15 issuance of any building permits
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- 17 55. The developer is advised that domestic water service is provided by Fontana Water
- 18 Services. The developer shall be responsible for coordinating with Fontana Water
- 19 Services and complying with all requirements for establishing domestic water service
- 20 to the property
- 21
- 22 56. Prior to commencing with any grading, the required erosion and dust control
- 23 measures shall be in place. In addition, the following shall be included if not already
- 24 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"
57. Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued
58. 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
59. Approval of TPM No. 19945 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. 19945 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

1 required fee shall be filed with the Planning Division prior to the expiration date of
2 TPM No. 19945.

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

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

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8 _____
9 JOHN PEUKERT, CHAIR
10 CITY OF RIALTO PLANNING COMMISSION
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