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RESOLUTION NO. 6798

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 19649 TO ALLOW THE CONSOLIDATION OF MULTIPLE PARCELS OF LAND (APN'S FOR WAREHOUSE: 0240-241-10 (PORTION), 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 30, 32, 33, 34, 37 (PORTION), 38, 40, 41, 47, 48, 55 (PORTION) AND 56 (PORTION)) INTO ONE (1) PARCEL OF LAND GENERALLY ON THE NORTH SIDE OF BASELINE ROAD AND THE SOUTH SIDE OF MIRO WAY BETWEEN ALDER AND LAUREL AVENUE, WITHIN THE EMPLOYMENT AND UTILITIES/PUBLIC FACILITIES ZONES OF THE RENAISSANCE SPECIFIC PLAN.

10 **WHEREAS**, the applicant PDC OC/IE LLC ("Applicant") filed a request with the City of Rialto,
11 Planning Commission to construct and develop a 742,514 square foot warehouse and an approximately 2,264
12 square foot church ("Project") at a site located on the north side of Baseline road and the south side of Miro
13 Way between Alder and Laurel Avenues (APN's for warehouse: 0240-241-10 (portion), 14, 15, 16, 17, 19,
14 20, 21, 22, 23, 24, 30, 32, 33, 34, 37 (portion) 38, 40, 41, 47, 48, 55 (portion) and 56 (portion)) ("Site"); and

15 **WHEREAS**, the Project within the Employment Zone requires the consolidation of the Site from
16 multiple parcels into one (1) parcel and the approval of a tentative parcel map, and the Applicant has agreed
17 to apply for a Tentative Parcel Map No. 19649 ("TPM No. 19649"), in accordance with Government Code
18 Sections 66473.5 and 66474; and

19 **WHEREAS**, as part of the Project, the Applicant has also submitted the following entitlements: (i) an
20 Addendum to the Renaissance Specific Plan Environmental Impact Report (EIR) Environmental Assessment
21 Review No. 15-25, (ii) Precise Plan of Design No. 2399 & 2400; (iii) Variance No. 710 to vary from the
22 setback requirement for lots in the Employment Zone; (iv) Specific Plan Amendment No. 4 to the Renaissance
23 Specific Plan to change the zoning of a portion of the Site from the Utilities/Public Facilities Zone to the
24 Employment Zone; and (v) Conditional Development Permit No. 773 to locate a church sanctuary within the
25 Employment zone (EMP) zone at the Property; (vi) Lot Line Adjustment No. 224 to adjust the lot lines
26 between two contiguous parcels of land and create one 0.55 acre parcel and one 2.24 acre parcel; and

27 **WHEREAS**, on June 24, 2015, the Planning Commission of the City of Rialto conducted a duly
28 noticed public hearing, and continued the hearing to July 8, 2015; and

1 **WHEREAS**, on July 8, 2015, the Planning Commission of the City of Rialto conducted a duly
2 noticed public hearing, as required by law, on TPM No. 19649, took testimony, at which time it received
3 input from staff, the city attorney, and the applicant; heard public testimony; discussed the Project; closed
4 the public hearing and recommended that the City Council approve TMP No. 19649; and

5 **WHEREAS**, on August 11, 2015, the City Council conducted a duly noticed public hearing, as
6 required by law, on TPM No. 19649, took testimony, at which time it received input from staff, the city
7 attorney, and the applicant; heard public testimony; discussed the Project; and closed the public hearing

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

9 **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Rialto as follows:

10 **SECTION 1.** The City Council hereby specifically finds that all of the facts set forth in the recitals
11 above of this Resolution are true and correct and incorporated herein.

12 **SECTION 2.** Based on substantial evidence presented to the City Council during the public hearing
13 conducted with regard to TPM No. 19649, including written staff reports, verbal testimony, project plans,
14 other documents, and the conditions of approval stated herein, the City Council hereby determines that TPM
15 No. 19649 satisfies the requirements of Government Code Section 66474 pertaining to the findings which
16 must be made precedent to granting a tentative map. The findings are as follows:

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

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

20 The Site has a General Plan designation of Specific Plan, and a Renaissance Specific Plan zoning
21 designation of Employment (EMP) zone within the Renaissance Specific Plan. TPM No. 19649
22 will consolidate multiple and create one (1) parcel of land to facilitate the development of a
23 proposed warehouse. The proposed parcel exceeds the minimum size, depth and width of the
Renaissance Specific Plan.

- 24 2. That the design and improvements of the proposed Tentative Parcel Map are consistent with
25 the Subdivision Ordinance, the General Plan of the City of Rialto, and the Employment
(EMP) zone of the Renaissance Specific Plan; and

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

27 TPM No. 19649 was reviewed by the Engineering Division and will comply with all technical
28 standards required by Subdivision Map Act, the General Plan of the City of Rialto, and the

1 Employment (EMP) zone of the Renaissance Specific Plan. All street improvements shown on the
2 proposed Tentative Parcel Map have been designed to the standards established within the
Renaissance Specific Plan.

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

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

5 The topography of the Site is a relatively flat and no known physical impediments would prevent
6 development of a distribution facility. The Applicant is required to submit a grading plan and
7 geotechnical/soils report to the Public Works Department for review and approval prior to issuance
8 of any building permits.

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

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

11 The Employment (EMP) zoning designation of the Site allows a maximum Floor Area Ratio (FAR)
12 of 55.0 percent for sites in excess of 25 acres and 35 percent for sites ranging in size from 0-5 acres.
13 The FAR for the proposed warehouse is 53 percent.

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

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

16 The Site is comprised of a vacant land, underdeveloped land, and non-conforming residential
17 properties. The vacant land is covered by natural grasses, as well as sparse amounts of shrubs and
18 trees. The Site is not designated as a habitat for any threatened or endangered species.

- 19 6. That the design of the land division is not likely to cause serious public health problems;
20 and

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

22 The minimum lot size is appropriate to accommodate the warehouse, the path of travel, off-street
23 parking, circulation and maneuvering for passenger vehicles, pedestrians and trucks. No conflict
24 between pedestrians and vehicles is anticipated based on the site plan. Vehicle ingress and egress
25 to and from each site is shown at six (6) locations. Each approach is located more than 150 feet
26 from an intersection and more than 150 from one approach to another for safety and line of sight.
No potential conflicts with other vehicles traveling on streets adjacent to the site is anticipated.
Each site meets the minimum requirements for landscaping, buffering, and screening. No serious
public health problems are known or anticipated.

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

1 proposed land division.

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

3 TPM No. 19649 shows 3 easements, two for Southern California Edison, and one for a pipeline on
4 or adjacent to the Site. Upon completion of the Final Map and street dedication, access to each of
5 the easements will remain in perpetuity.

6 SECTION 3. PDC OC/IE LLC is hereby granted TPM No. 19649 to allow the consolidation of
7 multiple parcels of land generally located on the north side of Baseline Road and the south side of Miro way
8 between Alder and Laurel Avenues (APN's for warehouse: 0240-241-10 (portion), 14, 15, 16, 17, 19, 20, 21,
9 22, 23, 24, 30, 32, 33, 34, 37 (portion), 38, 40, 41, 47, 48, 55 (portion) and 56 (portion)) within the
10 Employment Zone of the Renaissance Specific Plan into one (1) parcel of land.

11 SECTION 4. An Addendum to the previously certified EIR for the Renaissance Specific Plan has
12 been prepared (Environmental Assessment Review No. 15-25), and the City coordinated the preparation of
13 the Addendum and accompanying technical studies which describe and evaluate the Project. The proposed
14 warehouse/distribution facility will not result in any changes with respect to the circumstances or require major
15 revisions to the previously approved EIR of the Renaissance Specific Plan. The Addendum is being
16 concurrently reviewed and recommended for approval herewith.

17 SECTION 5. TPM No. 19649 is granted to PDC OC/IE LLC in accordance with the plan and
18 application on file with the Planning Division. The approval of TPM No. 19649 shall not become effective
19 until, at such time, the City Council has adopted the Addendum to the EIR for the Renaissance Specific Plan
20 prepared for the Project. If the City Council does not adopt the Addendum to the EIR for the Renaissance
21 Specific Plan prepared for the Project, then the approval of TPM No. 19649 shall be null and void.
22 Additionally, the approval of TPM No. 19649 is subject to the following conditions:

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- 24 1. TPM No. 19649 is approved allowing the consolidation of multiple parcels of land into one (1)
25 parcel of land generally located on the north side of Baseline Road and the south side of Miro way
26 between Alder and Laurel (APN's for warehouse: 0240-241-10 (portion), 14, 15, 16, 17, 19, 20,
27 21, 22, 23, 24, 30, 32, 33, 34, 37 (portion), 38, 40, 41, 47, 48, 55 (portion) and 56 (portion)) within
28 the Employment Zone of the Renaissance Specific Plan for the purpose of developing a 742,514
square foot warehouse, as shown on the Tentative Parcel Map submitted and approved by the City
Council. If the Conditions of Approval specified herein are not satisfied or otherwise completed,
the Project shall be subject to revocation.

2. Prior to the issuance of building or grading permits for the proposed development, the City's Development Review Committee (DRC) shall approve a Precise Plan of Design.
3. 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.
4. 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning TPM No. 19649. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
5. 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.
6. The Final Map, grading plan and street improvement plans shall show the street cross sections in accordance with the Renaissance Specific Plan as follows: Alder Avenue (Figure 3-3), Baseline Road (Figure 3-4), Laurel Avenue (Figure 3-11), and Miro Way (Figure 3-7).
7. The Final Map and street improvement plans shall show the on-street public bike lanes/Sidewalks and on-Street class III Public Bike Routes/Sidewalks in accordance with the Bicycle and Pedestrian Circulation Plan (Figure 3-15) of the Renaissance Specific Plan.
8. The grading plans shall show monumentation at the northeast corner of Alder Avenue and Baseline Road, the southwest corner of Miro Way and Laurel Avenue and the northwest corner of Laurel Avenue and Baseline Road.
9. All mitigation measures listed in Environmental Assessment No. 15-25) shall be met prior to issuance of any Certificate of Occupancy.
10. 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.
11. The Applicant shall comply with all mitigations measures approved by the City of Rialto City Council.
12. The use of dust and erosion control measures to prevent excessive adverse impacts on adjoining properties will be required by the Engineering Division of the Public Works Department.

- 1 13. Before final approval of TPM No. 19649, all requirements shall be completed to the satisfaction
2 of the City Engineer prior to issuance of a certificate of occupancy unless otherwise noted.
- 3 14. Prior to issuance of a building permit, the developer shall pay all applicable development impact
4 fees in accordance with the current City of Rialto fee ordinance.
- 5 15. Prior to issuance of a building permit, the City Engineer shall approve the Precise Grading Plan.
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- 7 16. Any improvements within the public right-of-way require a City of Rialto Encroachment
8 Permit.
- 9 17. Submit street improvement plans prepared by a registered California civil engineer to the
10 Engineering Division for review. The City Engineer shall approve the plans prior to issuance
11 of any building permits.
- 12 18. Submit traffic striping and signage plans prepared by a California registered civil engineer, for
13 review and approval by the City Engineer. All required traffic striping and signage
14 improvements shall be completed concurrently with required street improvements, to the
15 satisfaction of the City Engineer, and prior to issuance of a building permit.
- 16 19. Submit landscaping and irrigation system improvement plans for review and approval by the
17 City Engineer. The median and parkway irrigation system shall be separately metered from the
18 developer's onsite landscaping, for future use by the City upon acceptance of the median and
19 parkway landscaping by the City. The plans shall be approved concurrently with the street
20 improvement plans for the median and parkway landscaping and prior to issuance of a building
21 permit, unless otherwise allowed by the City Engineer.
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- 23 20. All median and/or parkway landscaping shall be guaranteed for a period of one year from the
24 date of acceptance by the City Engineer. Any landscaping that fails during the one-year
25 landscape maintenance period shall be replaced with similar plant material to the satisfaction of
26 the City Engineer, and shall be subject to a subsequent one-year landscape maintenance period.
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- 28 21. 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.
22. The developer 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 of acceptance

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

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

8 24. Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt
9 concrete pavement shall be postponed until such time that on-site construction activities are
10 complete, as may be determined by the City Engineer. Paving of streets in one lift prior to
11 completion of on-site construction will not be allowed, unless prior authorization has been
12 obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to
13 completion of on-site construction activities, if authorized by the City Engineer, will require
14 additional paving requirements prior to acceptance of the street improvements, including, but
15 not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry
16 seal, or other repairs, as required by the City Engineer.

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

26. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing electrical
distribution lines of sixteen thousand volts or less and overhead service drop conductors, and
all telephone, television cable service, and similar service wires or lines, which are on-site,
abutting, and/or transecting, shall be installed underground. Utility undergrounding shall
extend to the nearest off-site power pole; no new power poles shall 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

1 plan shall be submitted to the City Engineer identifying all above ground facilities in the area
2 of the project to be undergrounded.

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

6 28. Construction signing, lighting and barricading shall be provided during all phases of
7 construction as required by City Standards or as directed by the City Engineer. As a minimum,
8 all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary
9 Traffic Control" of the 2014 California Manual on Uniform Traffic Control Devices, or
10 subsequent editions in force at the time of construction.

11 29. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be
12 provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF
13 (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the
14 type and format of the digital data to be submitted to the City may be authorized, upon prior
15 approval by the City Engineer.

16 30. The public street improvements outlined in these conditions of approval are intended to convey
17 to the developer an accurate scope of required improvements, however, the City Engineer
18 reserves the right to require reasonable additional improvements as may be determined in the
19 course of the review and approval of street improvement plans required by these conditions.

20 **BASELINE ROAD**

21 31. Construct a 14-foot wide raised and landscaped median island along frontage of property, as
22 approved by the City Engineer. The median nose width shall be constructed at 4 feet wide and
23 shall have stamped concrete. The left turn pockets shall be designed in accordance with Section
24 405 of the current edition of the Caltrans Highway Design Manual, and/or as approved by the
25 City Engineer.

26 32. Dedicate additional right-of-way along the entire frontage as may be required to provide the
27 ultimate half-width of 50 feet, together with a property line – corner cutback at the corner of
28 Laurel Avenue and Alder Avenue as required by the City Engineer. Nothing shall be
constructed or planted in the corner cut-off area that does or will exceed 30 inches in height
required to maintain an appropriate corner sight distance, as required by the City Engineer.

33. Remove existing, and 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

1 Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer
2 for approval.

3 34. Construct an 8-inch curb and gutter, located at 36 feet north of centerline along the entire
4 frontage in accordance with City of Rialto Standard Drawings.

5 35. Construct a new underground electrical system for public street lighting improvements. New
6 marbelite street light poles with LED light fixtures shall be installed at 300 ft. spacing, or as
7 approved by the City Engineer, in accordance with City of Rialto Standard Drawings.

8 36. Construct a 6-foot wide sidewalk 8 feet behind curb along the entire frontage in accordance
9 with City of Rialto Standard Drawings.

10 37. Construct a commercial driveway approach in accordance with City of Rialto Standard
11 Drawings. The driveway approach shall be constructed so the top of "X" is 5 feet from the
12 property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or
13 planted in the corner cut-off area that does or will exceed 30 inches in height required to
14 maintain an appropriate corner sight distance.

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

21 39. Construct a curb ramp meeting current California State Accessibility standards at the corner of
22 Baseline Road & Alder Avenue as well as Baseline Road & Laurel Avenue, in accordance with
23 City of Rialto Standard Drawings.

24 **ALDER AVENUE**

25 40. Construct a 16-foot wide raised and landscaped median island along frontage of property, as
26 approved by the City Engineer. The median nose width shall be constructed at 4 feet wide and
27 shall have stamped concrete. The left turn pockets shall be designed in accordance with Section
28 405 of the current edition of the Caltrans Highway Design Manual, and/or as approved by the
City Engineer.

41. Dedicate additional right-of-way along the entire frontage as may be required to provide the
ultimate half-width of 50 feet, together with a property line – corner cutback at the corner of
Baseline Road and Miro Way as required by the City Engineer. Nothing shall be constructed
or planted in the corner cut-off area that does or will exceed 30 inches in height required to
maintain an appropriate corner sight distance, as required by the City Engineer.

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42. Remove existing, and 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.
 43. Construct an 8-inch curb and gutter, located at 38 feet east of centerline along the entire frontage in accordance with City of Rialto Standard Drawings.
 44. 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.
 45. Construct a 5-foot wide sidewalk 7 feet behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.
 46. Construct a 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 that does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.
 47. 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.
 48. Construct a curb ramp meeting current California State Accessibility standards at the corner of Alder Avenue & Baseline Road as well as Alder Avenue & Miro Way, in accordance with City of Rialto Standard Drawings.

25 **LAUREL AVENUE**

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49. Dedicate additional right-of-way along the entire frontage as may be required to provide the ultimate half-width of 32 feet, together with a property line – corner cutback at the corner of Laurel Avenue & Baseline Road as well as Laurel Avenue & Miro Way as required by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area that does or will

1 exceed 30 inches in height required to maintain an appropriate corner sight distance, as required
2 by the City Engineer.

3 50. Remove existing, and construct new pavement with a minimum pavement section of 4 inches
4 asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of
5 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance with
6 City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic
7 Index ("TI") of 10. The pavement section shall be designed by a California registered
8 Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer
9 for approval.

10 51. Construct an 8-inch curb and gutter, located at 20 feet west of centerline along the entire
11 frontage in accordance with City of Rialto Standard Drawings.

12 52. Construct a new underground electrical system for public street lighting improvements. New
13 marbelite street light poles with LED light fixtures shall be installed at 300 ft. spacing, or as
14 approved by the City Engineer, in accordance with City of Rialto Standard Drawings.

15 53. Construct a 6-foot wide sidewalk 6 feet behind curb along the entire frontage in accordance
16 with City of Rialto Standard Drawings.

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

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

28 56. Construct a curb ramp meeting current California State Accessibility standards at the corner of
Laurel Avenue & Baseline Road as well as Laurel Avenue & Miro Way, in accordance with
City of Rialto Standard Drawings.

MIRO WAY

57. Dedicate additional right-of-way along the entire frontage as may be required to provide the
ultimate half-width of 42 feet, together with a property line – corner cutback at the corner of
Miro Way & Alder Avenue as well as Miro Way & Laurel Avenue as required by the City

1 Engineer. Nothing shall be constructed or planted in the corner cut-off area that does or will
2 exceed 30 inches in height required to maintain an appropriate corner sight distance, as required
3 by the City Engineer.

4 58. Remove existing, and construct new pavement with a minimum pavement section of 4 inches
5 asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of
6 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance with
7 City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic
8 Index ("TI") of 10. The pavement section shall be designed by a California registered
9 Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer
10 for approval.

11 59. Construct an 8-inch curb and gutter, located at 32 feet south of centerline along the entire
12 frontage in accordance with City of Rialto Standard Drawings.

13 60. Construct a new underground electrical system for public street lighting improvements. New
14 marbelite street light poles with LED light fixtures shall be installed at 300 ft. spacing, or as
15 approved by the City Engineer, in accordance with City of Rialto Standard Drawings.

16 61. Construct a 4-foot wide sidewalk 6 feet behind curb along the entire frontage in accordance
17 with City of Rialto Standard Drawings.

18 62. Construct a curb ramp meeting current California State Accessibility standards at the corner of
19 Miro Way & Alder Avenue as well as Miro Way & Laurel Avenue, in accordance with City of
20 Rialto Standard Drawings.

21 ON-SITE

22 63. Development of the site is subject to the requirements of the National Pollution Discharge
23 Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional
24 Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit,
25 the developer shall ensure development of the site incorporates post-construction Best
26 Management Practices ("BMPs") in accordance with the Model Water Quality Management
27 Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised
28 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.

64. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt concrete
pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95%
relative compaction, or equal. If an alternative pavement section is proposed, the proposed
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.

1 **SANITARY SEWER**

2 65. The developer shall connect to the City of Rialto sewer system and apply for a sewer connection
3 account with Rialto Water services.

4 66. Submit sewer improvement plans prepared by a California registered civil engineer to the
5 Engineering Division. The City Engineer shall approve the plans prior to issuance of any
6 building permits.

7 **DOMESTIC WATER**

8 67. The developer is advised that domestic water service is provided by Fontana Water Services.
9 The developer shall be responsible for coordinating with Fontana Water Services and
10 complying with all requirements for establishing domestic water service to the property.

11 **GRADING**

12 68. Submit a Precise Grading Plan prepared by a California registered civil engineer to the
13 Engineering Division for review and approval. The City Engineer shall approve the Precise
14 Grading Plan prior to issuance of a building permit.

15 69. Prior to commencing with any grading, the required erosion and dust control measures shall be
16 in place.

17 70. Submit a Water Quality Management Plan identifying site specific Best Management Practices
18 ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved
19 for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the
20 City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance
21 Agreement shall be required, obligating the property owner(s) to appropriate operation and
22 maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The
23 WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit,
24 unless otherwise allowed by the City Engineer.

25 71. A Notice of Intent (NOI) to comply with the California General Construction Stormwater
26 Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via
27 the California Regional Water Quality Control Board online SMARTS system. A copy of the
28 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 developer'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.

72. 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.

- 1 73. All stormwater runoff passing through the site shall be accepted and conveyed across the
2 property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the
3 site, on-site retention or other facilities approved by the City Engineer shall be required to
4 contain the increased stormwater runoff generated by the development of the property. Provide
5 a hydrology study to determine the volume of increased stormwater runoff due to development
6 of the site, and to determine required stormwater runoff mitigation measures for the proposed
7 development. Final retention basin sizing and other stormwater runoff mitigation measures
8 shall be determined upon review and approval of the hydrology study by the City Engineer and
9 may require redesign or changes to site configuration or layout consistent with the findings of
10 the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be
11 determined by comparing the existing "pre-developed" condition and proposed "developed"
12 condition, using the 100-year frequency storm.
- 13 74. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the
14 adjacent public streets. Provisions for the interception of nuisance water from entering adjacent
15 public streets from the project site shall be provided through the use of a minor storm drain
16 system that collects and conveys nuisance water to landscape or parkway areas, and in only a
17 stormwater runoff condition, pass runoff directly to the streets through parkway or under
sidewalk drains.
- 18 75. Provide pad elevation certifications for all building pads in conformance with the approved
19 Precise Grading Plan, to the Engineering Division prior to construction of any building
20 foundation.
- 21 76. Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all
22 structural BMP's have been constructed and installed in conformance with approved plans
23 and specifications, and as identified in the approved WQMP.

24 **TRAFFIC**

- 25 77. Project shall comply with conditions of approval established by the Transportation Commission
26 as established in the TIA for this project.
- 27 78. Project shall by fair share of required improvements and mitigations.
- 28 79. Project may be conditioned to install traffic signal at Laurel/Baseline intersection. Other
projects have been conditioned to pay fair share and whichever project completes first will be
conditioned to have the signal operational.

29 **MAP**

- 30 80. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil
31 Engineer and submitted to the Engineering Division for review and approval. A Title Report
32 prepared for subdivision guarantee for the subject property, the traverse closures for the existing
33 parcel and all lots created therefrom, and copies of record documents shall be submitted with
34 the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map
35 shall be approved by the City Council prior to issuance of building permits.

1 81. The proposed portion of street Right-of-Way along Laurel Avenue shall not be vacated on the
2 map.

3 82. The map shall include a dedicated 25-foot wide storm drainage easement along the frontage of
4 Baseline Road.

5 83. The Applicant shall comply with all other applicable State and local ordinances.

6 84. Approval of TPM No. 19649 shall be granted for a period of twenty-four (24) months from
7 the effective date of this resolution. The Planning Commission may grant an extension of time
8 for TPM No. 19649 for a period or periods not to exceed a total of thirty-six (36) months. An
9 application for extension together with the required fee shall be filed with the Planning Division
10 prior to the expiration date of TPM No. 19649.

11 85. Applicant shall comply with all conditions of approval listed in the conditional approval of
12 Precise Plan of Design No. 2400.

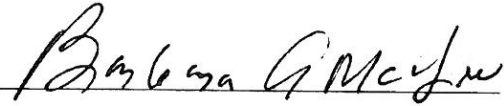
13 SECTION 6. The Mayor shall sign the passage and adoption of this resolution and thereupon the
14 same shall take effect and be in force.
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1 PASSED, APPROVED AND ADOPTED this 11th day of August, 2015.

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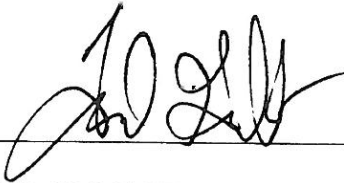
5 DEBORAH ROBERTSON, MAYOR

6 ATTEST:

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11 BARBARA MCGEE, CITY CLERK

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14 APPROVED AS TO FORM:

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17 FRED GALANTE, CITY ATTORNEY
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3
4 CITY OF RIALTO)
5

6 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
7 Resolution No. 6798 was duly passed and adopted at a regular meeting of the City Council of the City of Rialto
8 held on the 11th day of August, 2015.

9
10 Upon motion of Councilmember Scott, seconded by Councilmember Palmer, the foregoing Resolution
11 No. 6798 was duly passed and adopted.

12 Vote on the motion:

13 AYES: Mayor Robertson, Councilmembers: Baca Jr., Palmer, O'Connell, Scott

14 NOES: None

15 ABSENT: None
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this
18 12th day of August, 2015.
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25 BARBARA MCGEE, CITY CLERK
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