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WHEREAS, the Applicant, Mr. Triunfo Bobadilla, proposes to subdivide one 1.71-acre (approximately 74,647 square feet) parcel of land (APN 0133-201-24) located at 605 East Etiwanda Avenue within a Single Family R1-B zone (“Site”) into two (2) new parcels of land – Parcel 1 (.85 acres/approximately 37,026 square feet) and Parcel 2 (.86 acres/approximately 37,621 square feet) (“Project”); and

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1 WHEREAS, on November 5, 2025, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on Tentative Parcel Map No. 2023-
3 0004, took testimony, at which time it received input from staff, the city attorney, and the
4 Applicant; heard public testimony; discussed the proposed Tentative Parcel Map No. 2023-0004;
5 and closed the public hearing; and

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

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

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

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during
12 the public hearing conducted with regard to Tentative Parcel Map No. 2023-0004, including written
13 staff reports, verbal testimony, site plan, other documents, and the conditions of approval stated
14 herein, the Planning Commission hereby determines that Tentative Parcel Map No. 2023-0004
15 satisfies the requirements of Government Code Sections 66473.5 and 66474 pertaining to the findings
16 which must be made precedent to approving a tentative map. The findings are as follows:

- 17
- 18 1. That the proposed Tentative Parcel Map is consistent with the General Plan of the City
19 of Rialto, the Rialto Municipal Code, and the Single-Family R-1B zone; and
20

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

22

23 The Site has a General Plan Land Use Designation of Residential 6 (R6) and a zoning
24 designation of Single Family (R-1B). The Project will subdivide the Site into two (2) new
25 parcels of land – Parcel 1 (.85 acres) and Parcel 2 (.86 acres). The R-1B zone requires a
26 minimum parcel area of 8,400 square feet, a minimum width of 80 feet, and a minimum depth
27 of 100 feet. Both parcels exceed the minimum requirements. Proposed Parcel 1 is 37,026
28 square feet, with a width of 97 feet, and a depth of 377 feet. Proposed Parcel 2 is 37,621 square

1 feet, with a width of 101 feet, and a depth of 377 feet. TPM No. 20877 will meet the minimum
2 requirements as shown on **Attachment A**.

- 3
- 4 2. That the design and improvements of the proposed tentative parcel map are consistent
5 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the Single
6 Family (R1-B) zone.

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

8

9 The Project will comply with all technical standards required by Subdivision Map Act, the
10 General Plan of the City of Rialto, and the R-1B zone. The R-1B zone requires a minimum
11 parcel area of 8,400 square feet, a minimum width of 80 feet, and a minimum depth of 100
12 feet. Both parcels meet the minimum requirements. Proposed Parcel 1 is 37,026 square feet,
13 with a width of 97 feet, and a depth of 377 feet. Proposed Parcel 2 is 37,621 square feet, with
14 a width of 101 feet, and a depth of 377 feet.

- 15
- 16 3. That the site is physically suitable for development.
- 17

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

19

20 The Site is a relatively flat piece of land and development of the land should be easily
21 accommodated. There is an existing 1,482 square foot single family residence on what will
22 be the west parcel (Parcel 1). The Applicant applied for a Precise Plan of Design (Precise Plan
23 of Design No. 2023-0031) for the development of a 2,265 square foot single-family residence
24 with a 475 square foot garage on what will be the east parcel (Parcel 2). The proposal meets
25 the R-1B minimum standards for the Planning, Building and Safety, Engineering, Fire, and
26 Police Departments' requirements.

27

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

1
2 *This finding is supported by the following facts:*

3
4 The Project will subdivide the Site into two (2) new parcels of land – Parcel 1 (.85 acres) and
5 Parcel 2 (.86 acres) – in conjunction with the development of a 2,265 square foot single family
6 residence and attached garage on Parcel 2. There is an existing single-family residence is on
7 Parcel 1. The existing and proposed site developments meet the R-1B minimum standards for
8 the Planning, Building and Safety, Engineering, Fire, and Police Departments’ requirements.
9 This includes the single-family residence uses, residence square foot minimum size
10 requirements, design guidelines, and setbacks from the property lines.
11

- 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

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

16
17 There are no known or expected substantial threats to any flora or fauna. The site is not
18 identified in the General Plan as a Threatened and Endangered Species Habitat. This
19 Project is a subdivision of land and the construction of a single-family residence
20 surrounded by single-family homes in an existing and developed single-family
21 neighborhood.
22

- 23 6. That the design of the land division is not likely to cause serious public health
24 problems; and
25

26 *This finding is supported by the following facts:*
27
28

1 The Project is consistent with the General Plan and the Single-Family (R1-B) land use zone.
2 The parcels north of the site are zoned Single-Family (R1-C) and consist of existing single-
3 family residences. The parcels south, east, and west of the site are zoned Single-Family
4 (R1-B) and consist of existing single-family residences. The Project will not negatively
5 affect the surrounding area. Additionally, the Project has been reviewed by City staff for
6 compliance with all engineering, health, safety, fire, and design requirements.
7

- 8 7. That the design of the land division or proposed improvements will not conflict with
9 easements, acquired by the public at large, for access through or use of, property
10 within the proposed land division.
11

12 *This finding is supported by the following facts:*
13

14 Prior to the completion of the Project, the Final Map, the required street dedication, and the
15 required landscape easements will be recorded and approved by the Public Works
16 Department. Additionally, all required site adjacent improvements will be reviewed and
17 approved by the Public Works Department and will be constructed prior to the issuance of the
18 Certificate of Occupancy.
19

- 20 8. That the discharge of waste from the proposed subdivision into an existing community
21 sewer system would not result in violation of existing requirements prescribed by a
22 California regional water quality control board pursuant to Division 7 (commencing
23 with 13000) of the Water Code.
24

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

27 The single-family residence proposed by the Applicant with PPD No. 2023-0031 will be
28 required to connect to the City sewer system. Rialto Water Services has reviewed the Project

1 and determined a sewer main on East Etiwanda Avenue is available for connection to the
2 proposed single-family residence. The City of Rialto Public Works Department shall review
3 all utility improvement plans.
4

5 SECTION 3. The Project is categorically exempt from the requirements of the California
6 Environmental Quality Act (CEQA), pursuant to Section 15315, Minor Land Divisions. The
7 Planning Commission directs the Planning Division to file the necessary documentation with the
8 Clerk of the Board of Supervisors for San Bernardino County.
9

10 SECTION 4. The Planning Commission hereby approves Tentative Parcel Map No. 2023-
11 0004 to subdivide one 1.71 acre parcel of land (APN 0133-201-24) located at 605 East Etiwanda
12 Avenue within a Single Family (R1-B) zone into two (2) new parcels of land – Parcel 1 (.85 acres)
13 and Parcel 2 (.86 acres) (“Project”); and, in accordance with the plans and application on file with
14 the Planning Division, subject to the following conditions:
15

16 1. Tentative Parcel Map No. 2023-0004 is approved allowing the subdivision of one (1)
17 1.71-acre parcel of land (APN 0133-201-24) located at 605 East Etiwanda Avenue in
18 a Single Family (R1-B) zone into two (2) new parcels of land – Parcel 1 (.85 acres) and
19 Parcel 2 (.86 acres), as shown on the tentative parcel map attached hereto as
20 **Attachment A**, and as approved by the Planning Commission. If the Conditions of
21 Approval specified herein are not satisfied or otherwise completed within the required
22 time, the Project shall be subject to revocation.
23

24 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
25 working hours to assure compliance with these conditions and other codes.
26

27 3. The Applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
28 and/or any of its officials, officers, employees, agents, departments, agencies, and

1 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
2 demands, law suits, writs of mandamus, and other actions and proceedings (whether
3 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
4 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
5 and other such procedures), (collectively “Actions”), brought against the City, and/or
6 any of its officials, officers, employees, agents, departments, agencies, and
7 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
8 annul, the any action of, or any permit or approval issued by, the City and/or any of its
9 officials, officers, employees, agents, departments, agencies, and instrumentalities
10 thereof (including actions approved by the voters of the City), for or concerning the
11 Project (collectively, the “Entitlements”), whether such Actions are brought under the
12 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
13 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
14 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
15 or any decision of a court of competent jurisdiction. This condition to indemnify,
16 protect, defend, and hold the City harmless shall include, but not be limited to (i)
17 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
18 attorneys’ fees and other costs, liabilities and expenses incurred in connection with
19 such proceeding whether incurred by Applicant, Property owner, or the City and/or
20 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
21 are the “Damages”). Notwithstanding anything to the contrary contained herein, the
22 Applicant shall not be liable to the City Parties under this indemnity to the extent the
23 Damages incurred by any of the City Parties in such Action(s) are a result of the City
24 Parties’ fraud, intentional misconduct or gross negligence in connection with issuing
25 the Entitlements. The Applicant shall execute an agreement to indemnify, protect,
26 defend, and hold the City harmless as stated herein within five (5) days of approval of
27 Tentative Parcel Map No. 2023-0004.

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. The development associated with Tentative Parcel Map No. 2023-0004 shall comply with all Conditions of Approval contained within the resolutions for Tentative Parcel Map No. 2023-0004 and Precise Plan of Design No. 2023-0031.
 6. Tentative Parcel Map No. 2023-0004 shall comply with all applicable sections of the Rialto Municipal Code, and all other applicable Federal, State, and local laws, regulations, and ordinances.
 7. Any utility improvement construction within the public right-of-way requires a City of Rialto Encroachment Permit.
 8. The Project shall submit civil engineering design plans, reports and/or documents, prepared by a registered/licensed civil engineer, for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer.
- The first submittal shall consist of, but is not limited to the following:
- a. PARCEL MAP – Map (recordation prior to building permit issuance)
 - b. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit issuance)
 - c. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or

Occupancy Release) – *These items not required to be submitted if they are included on the Parcel Map.*

d. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)

9. 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.

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

11. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a certificate of occupancy.

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

13. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)

1 formats. Variation of the type and format of the digital data to be submitted to the City
2 may be authorized, upon prior approval by the City Engineer.

3
4 14. Prior to grading plan approval, due to the total impermeable area footprint, a Water
5 Quality Management Plan (WQMP) will not be required. However, the Project will be
6 conditioned to the following Low Impact Development (LID) features: a. Retention
7 Basin

8
9 15. Prior to the grading plan approval, submit a Geotechnical/Soils Report prepared by a
10 California registered Geotechnical Engineer.

11
12 16. Prior to grading plan approval, direct release of on-site nuisance water or stormwater
13 runoff shall not be permitted to the adjacent public streets. Provisions for the
14 interception of nuisance water from entering adjacent public streets from the Project
15 site shall be provided through the use of a minor storm drain system that collects and
16 conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff
17 condition, pass runoff directly to the streets through parkway or under sidewalk drains.

18
19 17. Prior to issuance of grading permit or on-site construction permit, submit a precise
20 grading plan prepared by a California registered civil engineer to the Engineering
21 Division for review and approval by the City Engineer. The plan shall conform to the
22 requirements of the California Building Code for review and approval.

23
24 18. Prior to commencing with any grading, the required erosion and dust control measures
25 shall be in place. In addition, the following shall be included if not already identified:
26 a. Tan-colored perimeter screened fencing b. Contractor information signage including
27 contact information along [Street Name] and [Street Name] c. Post dust control signage
28 with the following verbiage: Project Name, WDID No., IF YOU SEE DUST COMING

1 FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a
2 response, Please call the AQMD at 1-800-CUT-SMOG.

3
4 19. Prior to issuance of a building permit, the developer shall pay all applicable
5 development impact fees in accordance with the current City of Rialto fee ordinance.

6
7 20. Prior to the issuance of a building permit, submit a Precise Grading Plan prepared by a
8 California registered civil engineer to the Engineering Services Department that
9 conforms to requirements of the California Building Code for review and approval.
10 The Precise Grading Plan must be reviewed and approved by the City Engineer.

11
12 21. Prior to issuance of a building permit, provide rough grade (pad elevation) certification,
13 engineered-fill certification, and compaction report for all building pads in
14 conformance with the approved rough or precise grading plan, to the Engineering
15 Services Department.

16
17 22. Prior to issuance of encroachment permit or off-site construction permit, all public
18 improvement plans must be submitted and approved by the City Engineer.

19
20 23. Prior to Occupancy approval, construct a residential driveway approach in accordance
21 with City of Rialto Standard Drawing No. SC-211 or SC-212, as applicable. The
22 driveway approach shall be constructed so the top of "X" is at least 5 feet from the
23 property line, or as otherwise approved by the City Engineer. Nothing shall be
24 constructed or planted in the corner cut-off area which does or will exceed 30 inches in
25 height required to maintain an appropriate corner sight distance. If necessary, additional
26 right of way shall be dedicated on-site to constructing a path of travel meeting ADA
27 guidelines for the public.

- 1 24. Prior to Occupancy approval or final City approvals, provide certification from Rialto
2 Water Services to demonstrate that all water and/or wastewater service accounts have
3 been documented.
4
- 5 25. Prior to Occupancy approval, replace any existing non-compliant, damaged, or
6 unsatisfactory sidewalk along the Project frontage to the satisfaction of the city
7 engineer.
8
- 9 26. Prior to Occupancy approval, provide precise/final grade certification prior to
10 certificate of occupancy approval.
11
- 12 27. Prior to Occupancy approval, submit as-built grading plans for review and approval by
13 the City Engineer.
14
- 15 28. Prior to parcel map approval, Etiwanda Avenue requires a 2-foot right-of-way
16 dedication along the entire frontage m to establish the ultimate 64-foot right-of-way in
17 accordance with the City General Plan and/or any applicable Specific Plan.
18
- 19 29. Prior to Map Approval, Parcel Map 20877, shall be prepared by a California registered
20 Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division
21 for review and approval. A Title Report prepared for subdivision guarantee for the
22 subject property, the traverse closures for the existing parcel and all lots created
23 therefrom, and copies of record documents shall be submitted with the Parcel Map to
24 the Engineering Division as part of the review of the Map. The Parcel Map shall be
25 approved by the City Council prior to issuance of building permits, except as allowed
26 by the Subdivision Map Act. Prior to approval of the Parcel/Tract Map by the City
27 Council, provide a Preliminary Subdivision Report from a title company and if
28 applicable, provide evidence that Section 66436 of the Subdivision Map Act regarding

1 interfering with the rights of easement holders has been addressed. Dedications to the
2 public required by these conditions of approval shall be made via the Parcel Map.
3

4 30. Prior to Map Approval, in accordance with Government Code 66462, all required
5 public improvements shall be completed prior to the approval of Parcel Map No. 20877.
6 Alternatively, the Applicant may enter into a Subdivision Improvement Agreement to
7 secure the cost of all required public improvements at the time of requesting the City
8 Engineer's approval of Parcel Map No. 20877. The Applicant will be required to secure
9 the Subdivision Improvement Agreement pursuant to Government Code 66499 in
10 amounts determined by the City Engineer.
11

12 SECTION 6. The Chair of the Planning Commission shall sign this resolution evidencing
13 its passage and adoption and thereupon the same shall take effect and be in force.
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19 PASSED, APPROVED AND ADOPTED this 5th day of November 2025.
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25 _____
MIKE STORY, CHAIR

26 CITY OF RIALTO PLANNING COMMISSION
27
28

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)

I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. _____ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the 5th day of November 2025.

Upon motion of Planning Commissioner _____, seconded by Planning Commissioner _____, the foregoing Resolution No. _____ was duly passed and adopted.

Vote on the motion:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this 5th day of November 2025.

HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT

ATTACHMENT A

TENTATIVE PARCEL MAP NO. 20877 (Tentative Parcel Map No. 2023-0004)