

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING TENTATIVE PRECISE PLAN OF DESIGN NO. 2023-0031 TO ALLOW THE CONSTRUCTION OF A NEW 2,265 SINGLE FAMILY RESIDENCE WITH AN ATTACHED TWO CAR GARAGE AFTER THE APPROVED SUBDIVISION (TENTATIVE PARCEL MAP NO. 2023-0004) OF A 1.71 ACRE PARCEL OF LAND INTO TWO (2) PARCELS OF .85 ACRES AND .86 ACRES AT 605 EAST ETIWANDA AVENUE (0133-201-24) IN AN R-1B SINGLE FAMILY ZONE.

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) Tentative Parcel Map No. 2023-0004 (“TPM No. 2023-0004”); and

WHEREAS, the Project will create two separate parcels, Parcel 1 with an existing 1,482 square-foot single family residence and a 440 square foot garage and Parcel 2 as a vacant parcel with plans to develop a new 2,265 square-foot single-family residence and 475 square-foot garage; and

WHEREAS, Pursuant to Section 18.65.010 of the Rialto Municipal Code, the Project requires a Precise Plan of Design, and the applicant has applied for Precise Plan of Design No. 2023-0031 (“PPD No. 2023-0031”) to build a new 2,265 square-foot single family residence and 475 square-foot garage; and

WHEREAS, in conjunction with the Project, the applicant submitted TPM No. 2023-0004 to subdivide one 1.71-acre 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) and Parcel 2 (.86 acres); and

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 PPD No. 2023-0031 and TPM No.
3 2023-0004, took testimony, at which time it received input from staff, the city attorney, and the
4 applicant; heard public testimony; discussed the proposed PPD No. 2023-0031; and closed the
5 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 PPD No. 2023-0031, including written staff reports,
13 verbal testimony, site plan, other documents, and the conditions of approval stated herein, the
14 Planning Commission hereby determines that PPD No. 2023-0031 satisfies the requirements of
15 Section 18.65.020.E of the Rialto Municipal Code pertaining to the findings which must be made
16 precedent to approving a Precise Plan of Design. The findings are as follows:

17

18 1. The proposed development is in compliance with all city ordinances and regulations,
19 unless in accordance with an approved variance; and

20

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

22

23 The Project, as conditioned herein, will comply with all City, State, and Federal ordinances
24 and regulations. The Site has a General Plan land use designation of Residential 6 and a
25 zoning designation Single Family of R-1B. Those designations allow for the construction
26 of a single-family residence with a minimum size of 1,260 square feet exclusive of garages,
27 porches, eaves, or similar features. The new dwelling will meet the minimum requirements
28 as shown on the plans attached hereto as **Attachment A**.

1 2. The site is physically suitable for the proposed development, and the proposed
2 development will be arranged, designed, constructed, and maintained so that it will
3 not be unreasonably detrimental or injurious to property, improvements, or the health,
4 safety or general welfare of the general public in the vicinity, or otherwise be
5 inharmonious with the city's general plan and its objectives, zoning ordinances or any
6 applicable specific plan and its objectives; and

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

9
10 The R-1B zone requires a minimum parcel area of 8,400 square feet, a minimum width of 80
11 feet, and a minimum depth of 100 feet. The two new parcels will meet these requirements.
12 Proposed Parcel 1 is 37,026 square feet, with a width of 97 feet, and a depth of 377 feet.
13 Proposed Parcel 2 is 37,621 square feet, with a width of 101 feet, and a depth of 377 feet. The
14 dwelling units on both properties will meet all setback requirements.

15
16 3. The proposed development will not unreasonably interfere with the use or enjoyment
17 of neighboring property rights or endanger the peace, health, safety, or welfare of the
18 general public; and

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

21
22 The Project will subdivide the Site into two (2) new parcels of land – in conjunction with the
23 development of a 2,265 square foot single family residence and attached 475 square foot
24 garage on Parcel 2. There is an existing single-family residence is on Parcel 1. The existing
25 and proposed site developments meet the R-1B minimum standards for the Planning, Building
26 and Safety, Engineering, Fire, and Police Departments' requirements. This includes the
27 single-family residence uses, residence square foot minimum size requirements, design
28 guidelines, and setbacks from the property lines. The existing and proposed residences will

1 be bordered on the north by an R-1A Single Family Residential Zone and on the south, east,
2 and west by an R-1B Single Family Residential zone
3

4 4. The proposed development will not substantially interfere with the orderly or planned
5 development of the City of Rialto.
6

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

9 The Project will subdivide the Site into two (2) new parcels of land – Parcel 1 (.85 acres) and
10 Parcel 2 (.86 acres) – in conjunction with the development of a 2,265 square foot single family
11 residence and attached garage on Parcel 2. There is an existing single-family residence is on
12 Parcel 1. The existing and proposed site developments meet the R-1B minimum standards for
13 the Planning, Building and Safety, Engineering, Fire, and Police Departments' requirements.
14 This includes the single-family residence uses, residence square foot minimum size
15 requirements, design guidelines, and setbacks from the property lines.
16

17 5. That the design of the land division is not likely to cause substantial environmental
18 damage or substantially injure fish, wildlife, or their habitat; and
19

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

22 There are no known or expected substantial threats to any flora or fauna. The site is not
23 identified in the General Plan as a Threatened and Endangered Species Habitat. This
24 project is a subdivision of land and the construction of a single-family residence in a
25 developed single-family neighborhood.
26

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

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

2

3 The Project is consistent with the General Plan and the Single-Family (R1-B) land use zone.

4 The parcels north of the site are zoned Single-Family (R1-C) and consist of existing single-

5 family residences. The parcels south, east, and west of the site are zoned Single-Family

6 (R1-B) and consist of existing single-family residences. The project will not negatively

7 affect the surrounding area. Additionally, the project has been reviewed by City staff for

8 compliance with all engineering, health, safety, fire, and design requirements.

9

10 7. That the design of the land division or proposed improvements will not conflict with

11 easements, acquired by the public at large, for access through or use of, property

12 within the proposed land division.

13

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

15

16 Prior to the completion of the Project, the Final Map, the required street dedication, and the

17 required landscape easements will be recorded and approved by the Public Works

18 Department. Additionally, all required site adjacent improvements will be reviewed and

19 approved by the Public Works Department and will be constructed prior to the issuance of the

20 Certificate of Occupancy.

21

22 **SECTION 3.** The Project is categorically exempt from the requirements of the California

23 Environmental Quality Act (CEQA), pursuant to Section 15303, Minor Land Divisions. The

24 Planning Commission directs the Planning Division to file the necessary documentation with the

25 Clerk of the Board of Supervisors for San Bernardino County.

26

27 **SECTION 4.** The Planning Commission hereby approves TPM No. 20877 to subdivide one

28 1.71 acre parcel of land (APN 0133-201-24) located at 605 East Etiwanda Avenue within a Single

1 Family (R1-B) zone into two (2) new parcels of land – Parcel 1 (.85 acres) and Parcel 2 (.86 acres)
2 (“Project”); and, in accordance with the plans and application on file with the Planning Division,
3 subject to the following conditions:

- 4
- 5 1. Precise Plan of Design No. 2023-0031 is approved allowing the development of a 2,265
6 square foot house with a two car garage on Parcel 2 of the subdivision of one (1) 1.71-
7 acre parcel of land (APN 0133-201-24) located at 605 East Etiwanda Avenue in a
8 Single Family (R1-B) zone into two (2) new parcels of land, as shown on the plans
9 attached hereto as **Attachment A**, and as approved by the Planning Commission. If
10 the Conditions of Approval specified herein are not satisfied or otherwise completed
11 within the required time, the Project shall be subject to revocation.
- 12
- 13 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
14 working hours to assure compliance with these conditions and other codes.
- 15
- 16 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
17 and/or any of its officials, officers, employees, agents, departments, agencies, and
18 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
19 demands, law suits, writs of mandamus, and other actions and proceedings (whether
20 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
21 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
22 and other such procedures), (collectively “Actions”), brought against the City, and/or
23 any of its officials, officers, employees, agents, departments, agencies, and
24 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
25 annul, the any action of, or any permit or approval issued by, the City and/or any of its
26 officials, officers, employees, agents, departments, agencies, and instrumentalities
27 thereof (including actions approved by the voters of the City), for or concerning the
28 Project (collectively, the “Entitlements”), whether such Actions are brought under the

1 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
2 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
3 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
4 or any decision of a court of competent jurisdiction. This condition to indemnify,
5 protect, defend, and hold the City harmless shall include, but not be limited to (i)
6 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
7 attorneys' fees and other costs, liabilities and expenses incurred in connection with
8 such proceeding whether incurred by applicant, Property owner, or the City and/or
9 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
10 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
11 Applicant shall not be liable to the City Parties under this indemnity to the extent the
12 Damages incurred by any of the City Parties in such Action(s) are a result of the City
13 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
14 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
15 defend, and hold the City harmless as stated herein within five (5) days of approval of
16 Tentative Parcel No. 2023-0004.

17

18 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
19 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
20 subject to protest by the applicant at the time of approval or conditional approval of the
21 Project or within 90 days after the date of the imposition of the fees, dedications,
22 reservations, or exactions imposed on the Project.

23

24 5. The development associated with TPM No. 2023-0004 shall comply with all Conditions
25 of Approval contained within Tentative Parcel Map No. 2023-0004 and Precise Plan of
26 Design No. 2023-0031.

27

28

1 6. The development of PPD No. 2023-31 shall comply with all applicable sections of the
2 Rialto Municipal Code, and all other applicable Federal, State, and local laws, regulations,
3 and ordinances.

4
5 7. Any utility improvement construction within the public right-of-way requires a City of
6 Rialto Encroachment Permit.

7
8 8. Any utility improvement construction within the public right-of-way requires a City of
9 Rialto Encroachment Permit.

10
11 9. The project shall submit civil engineering design plans, reports and/or documents,
12 prepared by a registered/licensed civil engineer, for review and approval by the City
13 Engineer per the current submittal requirements, prior to the indicated threshold or as
14 required by the City Engineer.

15 The first submittal shall consist of, but is not limited to the following:

- 16 a. PARCEL MAP – Map (recordation prior to building permit issuance)
- 17 b. PRECISE GRADE W/ EROSION CONTROL PLAN (prior to grading permit
18 issuance)
- 19 c. LEGAL DOCUMENTS (e.g. EASEMENT(S), DEDICATION(S), LOT LINE
20 ADJUSTMENT, VACATION, etc.) (prior to Building Permit Issuance or
21 Occupancy Release) – *These items not required to be submitted if they are included
22 on the Parcel Map.*
- 23 d. AS-BUILT/RECORD DRAWINGS for all plans (prior to occupancy approval)

24
25 10. All proposed trees within the public right-of-way and within 10 feet of the public
26 sidewalk and/or curb shall have City approved deep root barriers installed, as required
27 by the City Engineer.

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

9
10 12. All damaged, destroyed, or modified pavement legends, traffic control devices,
11 signing, striping, and streetlights, associated with the proposed development shall be
12 replaced as required by the City Engineer prior to issuance of a certificate of occupancy.

13
14 13. The developer shall connect to the City of Rialto sewer and water system and apply for
15 a connection account with Rialto Water services.

16
17 14. Upon approval of any improvement plan by the City Engineer, the improvement plan
18 shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing
19 file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)
20 formats. Variation of the type and format of the digital data to be submitted to the City
21 may be authorized, upon prior approval by the City Engineer.

22
23 15. Prior to grading plan approval, due to the total impermeable area footprint, a Water
24 Quality Management Plan (WQMP) will not be required. However, the project will be
25 conditioned to the following Low Impact Development (LID) features: a. Retention
26 Basin

1 16. Prior to the grading plan approval, submit a Geotechnical/Soils Report prepared by a
2 California registered Geotechnical Engineer.

3
4 17. Prior to grading plan approval, direct release of on-site nuisance water or stormwater
5 runoff shall not be permitted to the adjacent public streets. Provisions for the
6 interception of nuisance water from entering adjacent public streets from the project
7 site shall be provided through the use of a minor storm drain system that collects and
8 conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff
9 condition, pass runoff directly to the streets through parkway or under sidewalk drains.

10
11 18. Prior to issuance of grading permit or on-site construction permit, submit a precise
12 grading plan prepared by a California registered civil engineer to the Engineering
13 Division for review and approval by the City Engineer. The plan shall conform to the
14 requirements of the California Building Code for review and approval.

15
16 19. Prior to commencing with any grading, the required erosion and dust control measures
17 shall be in place. In addition, the following shall be included if not already identified:
18 a. Tan-colored perimeter screened fencing b. Contractor information signage including
19 contact information along [Street Name] and [Street Name] c. Post dust control signage
20 with the following verbiage: Project Name, WDID No., IF YOU SEE DUST COMING
21 FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a
22 response, Please call the AQMD at 1-800-CUT-SMOG.

23
24 20. Prior to issuance of a building permit, the developer shall pay all applicable
25 development impact fees in accordance with the current City of Rialto fee ordinance.

26
27 21. Prior to the issuance of a building permit, submit a Precise Grading Plan prepared by a
28 California registered civil engineer to the Engineering Services Department that

1 conforms to requirements of the California Building Code for review and approval.
2 The Precise Grading Plan must be reviewed and approved by the City Engineer.
3

4 22. Prior to issuance of a building permit, provide rough grade (pad elevation) certification,
5 engineered-fill certification, and compaction report for all building pads in
6 conformance with the approved rough or precise grading plan, to the Engineering
7 Services Department.

8

9 23. Prior to issuance of encroachment permit or off-site construction permit, all public
10 improvement plans must be submitted and approved by the City Engineer.

11

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

20

21 25. Prior to Occupancy approval or final City approvals, provide certification from Rialto
22 Water Services to demonstrate that all water and/or wastewater service accounts have
23 been documented.

24

25 26. Prior to Occupancy approval, replace any existing non-compliant, damaged, or
26 unsatisfactory sidewalk along the project frontage to the satisfaction of the city
27 engineer.

1 27. Prior to Occupancy approval, provide precise/final grade certification prior to
2 certificate of occupancy approval.

3
4 28. Prior to Occupancy approval, submit as-built grading plans for review and approval by
5 the City Engineer.

6
7 29. Prior to parcel map approval, Etiwanda Avenue requires a 2-foot right-of-way
8 dedication along the entire frontage m to establish the ultimate 64-foot right-of-way in
9 accordance with the City General Plan and/or any applicable Specific Plan.

10
11 30. Prior to Map Approval, Parcel Map 20877, shall be prepared by a California registered
12 Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division
13 for review and approval. A Title Report prepared for subdivision guarantee for the
14 subject property, the traverse closures for the existing parcel and all lots created
15 therefrom, and copies of record documents shall be submitted with the Parcel Map to
16 the Engineering Division as part of the review of the Map. The Parcel Map shall be
17 approved by the City Council prior to issuance of building permits, except as allowed
18 by the Subdivision Map Act. Prior to approval of the Parcel/Tract Map by the City
19 Council, provide a Preliminary Subdivision Report from a title company and if
20 applicable, provide evidence that Section 66436 of the Subdivision Map Act regarding
21 interfering with the rights of easement holders has been addressed. Dedications to the
22 public required by these conditions of approval shall be made via the Parcel Map.

23
24 31. Prior to Map Approval, in accordance with Government Code 66462, all required
25 public improvements shall be completed prior to the approval of Parcel Map No. 20877.
26 Alternatively, the applicant may enter into a Subdivision Improvement Agreement to
27 secure the cost of all required public improvements at the time of requesting the City
28 Engineer's approval of Parcel Map No. 20877. The applicant will be required to secure

1 the Subdivision Improvement Agreement pursuant to Government Code 66499 in
2 amounts determined by the City Engineer.

3

4 32. The following conditions have been applied to the above reference project pursuant to
5 the City of Rialto Fire Department adopted codes and standards, the 2022 California
6 Fire Code, Ordinance No. 1691 and applicable rules, regulations and standards.
7 Conditions must be complied with as directed by Rialto Fire Department and shall be
8 reviewed, permitted, inspected, tested and approved in accordance with the conditions
9 set forth. Further review will be conducted upon receipt of additional entitlement and/or
10 construction submittals. Additional requirements may be required based upon the
11 adopted codes at the time of submittal.

12

13 33. PRIOR TO BUILDING PERMIT – Residential Fire Sprinklers: Residential fire
14 sprinklers shall be required for this new residential structure. This system shall conform
15 to the design criteria of NFPA 13-D or applicable CRC requirements. Plans must be
16 submitted to the Office of the Fire Marshal for review and be approved prior to
17 installation.

18

19 34. PRIOR TO PERMIT ISSUANCE - Fire Department Building Construction Permit
20 Review - Submittal of construction plans to the Fire Department will be required. Final
21 fire and life safety conditions will be addressed when the Fire Department reviews these
22 plans. These conditions will be based on California Fire Code, California Building
23 Code (CBC), and related codes/standards adopted at the time of construction plan
24 submittal. Reference CFC 105.1.

25

26 35. Provide illuminated address signs during hours of darkness and lighting of garages and
27 pedestrian access areas.

1 36. Rialto Water Services (RWS) serves water in the proposed project area. A 5" Steel
2 water main is available for connection immediately north of the project on Etiwanda
3 Avenue (Meter # 014-0640).

4

5 37. The City of Rialto Public Works Department requires all water improvements to be
6 constructed according to the City's Construction Standards with one exception; Rialto
7 Water Services recommends the installation of a Clow model # 800 wet barrel fire
8 hydrant in yellow, combined with a Clow model # LBI 400A fire hydrant check valve.

9

10 38. Separate meters and accounts will be required for all commercial, irrigation, and fire
11 service connections. The developer and or tenant shall show proof of service being
12 established and a new service application shall be completed prior to being issued a
13 Certificate of Occupancy.

14

15 39. Water Services (RWS) serves sewer in the proposed project area. There is an existing
16 8" VCP sewer gravity main on Etiwanda Avenue available for connection.

17

18 40. The City of Rialto Public Works Department requires all sewer improvements to be
19 constructed according to the City's Construction Standards. The City of Rialto Public
20 Works Department shall review all utility improvement plans.

21

22 41. The developer shall show proof of service being established and a new service
23 application shall be completed prior to being issued a Certificate of Occupancy. The
24 applicant can call the Rialto Water Services Customer Service Representative for New
25 Development, Cristina Mejia, directly at 909-820-3756 for support.

26

27 42. The Developer or General Contractor shall identify each contractor and subcontractor
28 hired to work at the job site on the Contractor Sublist form and return it to the Business

1 License Division with a Business License application and the Business License tax fee
2 based on the Contractors tax rate for each contractor listed on the form (see attached).

3

4 43. Prior to permit application, the owner, agent, designer, and/ or applicant shall submit a
5 full set of plans, drawings, details, calculations, to ensure plans comply with the latest
6 adopted edition of the California Code of Regulations Title 24, also known as the
7 Building Code. The Building Codes and the edition shall be listed and published on the
8 plans. The scope of work shall be listed on the plans. Deferred submittals must be listed
9 on the plans – the reviews the request to defer plans but may decline a deferred
10 submittal if building compliance is dependent. Fire sprinklers, fire alarm systems, and
11 fire hydrant plans shall not be deferred, must be submitted to City of Rialto Fire
12 Prevention and reviewed concurrently.

13

14 44. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
15 the plans comply with all applicable City of Rialto Municipal Codes and Ordinances.
16 Plans shall incorporate any special provisions listed in the City of Rialto Municipal
17 Codes and Ordinances.

18

19 45. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
20 structures are designed in accordance with the City of Rialto Design Criteria handout.

21

22 46. Prior to permit application, the owner, agent, designer, and/ or applicant shall secure
23 and address letter from the Planning Division for each structure that they are applying
24 for.

25

26 47. Pursuant to the California Business and Professions Code, when required, the designer
27 shall be a Licensed Architect or Registered Professional Engineer.

1 48. Prior to permit application, the owner, agent, designer, and/ or applicant shall verify if
2 the structure is in a flood hazard area as indicated on the Flood Insurance Rate Map and
3 provide an elevation certificate in accordance with the National Flood Insurance
4 Program. Plans shall show the finished floor elevations above the Base Flood Elevation.

5

6 49. Prior to permit application, the owner, agent, designer, and/ or applicant shall verify if
7 the structure is in a Fire Severity Zone and implement the design features listed in the
8 Building Codes. The plans shall indicate on the cover sheet if the site is in a Fire
9 Severity Zone and the severity.

10

11 50. At the time of permit application, the owner, agent, designer, and/ or applicant shall
12 submit a soils report prepared by a registered geotechnical engineer to the Engineering
13 Division and the Building Division.

14

15 51. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
16 the geotechnical engineer reviews the project grading and foundation plan to verify
17 compliance with their design and recommendation.

18

19 52. For site retaining walls, at the time of permit application, the owner, agent, designer,
20 and/ or applicant shall submit the rough grading plan (RGP) to Building Division for
21 reference and include the structural drawings, details, and calculations for the walls and
22 retaining walls to the Building Division.

23

24 53. Prior to permit application, the owner, agent, designer, and/ or applicant shall submit
25 the precise grading plan (PGP) to the Engineering Division.

26

27 54. For on-site utilities, at the time of permit application, the owner, agent, designer, and/
28 or applicant shall submit an on-site utility plan to the Building Division with the

1 building plans. Point of connection, size, and material shall be provided. Calculations
2 for demand and capacity shall be provided for the water, sewer, and gas – or its
3 referenced table. The owner, agent, designer, and/ or applicant shall ensure the plans
4 are routed to Engineering for reference and Utilities for review.

5

6 55. For Accessory Dwelling Units, prior to permit application, the owner, agent, designer,
7 and/ or applicant shall ensure a utility plan is provided with the point of connection, the
8 size, the length, type of material, and all other pertinent details that demonstrate how
9 the onsite wastewater, water, gas, sewer, and electrical utility is provided to the ADU.

10

11 56. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
12 the site is designed and graded to provide access to all entrances, access between
13 buildings, and exterior ground floor exits.

14

15 57. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
16 lot lines, easements, etc. and adjustments, shall be located so as to no cause any existing
17 structure to become non-conforming with the latest adopted edition of the California
18 Code of Regulations Title 24 or any other applicable, law, or ordinance, and or cause
19 any utilities to cross other properties other than its own.

20

21 58. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
22 the plans comply with the required ventilation IAW Chapter 4 of the CMC and provide
23 plumbing fixture calculation IAW Table 422.1 CPC.

24

25 59. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
26 where there is an existing pool on a property, and there is a new dwelling, addition, or
27 conversion to a dwelling, the pool enclosure and drowning prevention features shall be

1 upgrade and or update to meet the City of Rialto's Pool Fencing Requirements and the
2 HSC Swimming Pool Safety Act.

3

4 60. Prior to permit application, the designer of record shall list the type and frequency of
5 special inspections.

6

7 61. Prior to the removal and/ or demolition of any structure, the owner, agent, designer,
8 and/ or applicant must apply for a demo permit and comply with the Construction and
9 Demolition Diversion (C&D) requirements.

10

11 62. At the time of permit application, the owner, agent, designer, contractor, and/ or
12 applicant shall ensure a construction waste management plan is prepared by the owner,
13 designer, or general contractor and provided to the City of Rialto when requested. At
14 all time during the project, the owner, agent, designer, contractor, and/ or applicant
15 Shall comply with Construction and Demolition Diversion (C&D) requirements
16 established by AB 939 and regulated by CCR Title 24, Part 11. May collect, transport,
17 and dispose/ recycle the construction and demolition materials generated within their
18 own specific site provided its transported to a CalRecycle facility and 65% diversion is
19 achieved. Receipts and certificates of diversion must be kept and provided to the City
20 of Rialto when requested. May contract with Burrtec Waste the franchise hauler for the
21 City of Rialto and request a diversion report which will be provided at the completion
22 of the project. Diversion report must be kept and provided to the City of Rialto when
23 requested.

24

25 63. Prior to permit application, the owner, agent, designer, and/ or applicant shall ensure
26 exterior lighting shall meet the City of Rialto ordinances and CCR Title 24, Part 6.
27 Exterior lighting shall not infringe on adjoining properties.

1 64. At all times during the project, the owner, agent, and/ or applicant shall ensure all
2 contractors, sub-contractors, special inspectors, testing labs, suppliers, and vendors
3 working or distributing in the City of Rialto shall secure a City of Rialto Business
4 License. A list of contractors, sub- contractors, special inspectors, testing labs,
5 suppliers, and vendors and their business license number must be kept and provided by
6 the owner, agent, and/ or applicant to the City of Rialto when requested. The City of
7 Rialto Sub-Contractor Report Form must be completed by the owner, agent, and/ or
8 applicant and submitted to Business Licensing prior to Final and or Certificate of
9 Occupancy.

10
11 65. The owner, agent, contractor, and/ or applicant is responsible for the coordination of
12 the final inspection(s) from all authorities having jurisdiction and issuance of the
13 Certificate of Occupancy. The owner, agent, contractor, and/ or applicant shall obtain
14 clearances from all departments prior to requesting a final building inspection from
15 Building and Safety.

16
17 66. Prior to permit issuance, the owner, agent, designer, and/or applicant shall receive
18 approval from all departments.

19
20 67. Prior to permit issuance, the owner, agent, designer, and/ or applicant shall secure will
21 serve letters from the Utility Company for the Water and Sewer utilities not serviced
22 by the Rialto Utilities Department. The will serve letter shall be submitted to Building
23 and Safety.

24
25 68. Prior to permit issuance, the owner, agent, designer, and/ or applicant shall submit a
26 rough grade certification, engineered fill certification, compaction report, and pad
27 elevation certification(s) for all building pads in conformance with the approved precise
28 grading plan to the Engineering division.

1

2 69. Prior to permit issuance, the owner, agent, designer, and/or applicant shall submit to

3 the Building Division the approved Rough Grading Permit and Precise Grading Permit

4 provided by the Engineering division.

5

6 70. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all

7 applicable Plan Check and Permit Fees.

8

9 71. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all

10 applicable school fees. School fees need to be paid to the school district where the

11 project is located. Prior to permit issuance, the owner, agent, designer, and/or applicant

12 shall provide copy of the receipt(s) to Building and Safety.

13

14 72. Prior to permit issuance, the owner, agent, designer, and/or applicant shall pay all

15 applicable Development Impact Fees (DIF), pursuant to the City of Rialto Ordinances

16 adopted at the time of permit application.

17

18 73. Prior to permit issuance, the owner, agent, designer, and/or applicant shall record the

19 Tract or Parcel Map with the County of San Bernardino and submitted to the Public

20 Works Engineering division.

21

22 74. Prior to permit issuance, the owner shall submit a notarized authorization letter if the

23 permit application is not submitted by or obtained by the owner of the property.

24

25 75. Prior to construction, the owner, agent, designer, contractor, and/or applicant shall

26 ensure the approved set of plans are on site. If the plans were approved electronically,

27 the approved set must be printed, and a hard copy of the plans must be made available

28 to the inspector at the time of inspection.

1 76. Prior to any special inspections being performed, the owner shall ensure the special
2 inspector(s) complete a City of Rialto Special Inspector Registration form and pay the
3 associated fees.

4
5 77. Prior to any construction, the owner, agent, contractor, and/or applicant shall ensure the
6 site is addressed and readily identifiable. Site address shall be viewable and legible
7 from the right of way. Site address shall be provided to the satisfaction of the
8 building/fire/construction inspector.

9
10 78. Prior to any construction, the owner, agent, contractor, and/or applicant shall ensure a
11 sign with the following is posted at the entrance to the site: Developer name, Contractor
12 name, 24-hour contact phone number.

13
14 79. At all times during construction, and prior to inspection, the owner, agent, contractor,
15 and/or applicant shall provide access to the site for inspection, and shall provide all
16 necessary equipment, tools, and means necessary for the City to perform the inspection.
17 All work must be inspected before it is covered up.

18
19 80. At all times during construction, the owner, agent, contractor, and/or applicant shall
20 protect the public during the construction phase IAW the CBC and the Rialto Municipal
21 Code.

22
23 81. Prior to any construction, the owner, agent, contractor, and/or applicant shall ensure the
24 site is protected by a security fence and screening. Fencing and screening shall be
25 maintained and kept free of any graffiti.

26
27 82. Prior to any construction, the owner, agent, contractor, and/or applicant shall provide
28 temporary toilet facilities. Temporary toilet facilities shall be provided and maintained

1 in a sanitary condition. A schedule for servicing, cleaning, and supplying each facility
2 to ensure it is maintained in a clean, sanitary, and serviceable condition shall be
3 established or as needed. The number of toilet facilities shall comply with:

- 4 • 20 or fewer employees: At least one toilet facility is required.
- 5 • 20 to 200 employees: One toilet and one urinal for every 40 workers.
- 6 • 200 or more employees: One toilet and one urinal for every 50 workers.
- 7 • Separate facilities: Employers must provide separate toilet facilities for each
8 sex. Handwashing: Employers must also provide handwashing facilities.
- 9 • ADA compliance: At least one portable toilet on site must be available to
10 workers with disabilities.

12 83. Prior to any construction, the owner, agent, contractor, and/or applicant shall provide a
13 fire apparatus access roadway. All fire apparatus access roadways must be maintained
14 unobstructed and drivable by fire apparatus throughout the construction process.
15 Access roadways shall be hard surfaced (paved/concrete) and capable of holding an
16 imposed load of 75,000 pounds including in adverse weather conditions.

17 84. Prior to dropping any lumber for construction – to include lumber for concrete forms,
18 the owner, agent, contractor, and/or applicant shall provide and ensure the Fire
19 Apparatus Access roads (all roads in project) shall be usable (paved), accessible and
20 fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted
21 by Rialto Fire Department.

23 85. Prior to combustibles being brought to the site, the owner, agent, contractor, and/or
24 applicant shall provide written certification from the local water purveyor, dated within
25 the last thirty days, that: All public fire hydrants or water purveyor connections required
26 of the project have been installed, tested, and approved, and are permanently connected
27 to the public water main system, and are capable of supplying the required fire flow as
28

1 required by Rialto Fire Department.
2

3 86. Prior to underground plumbing inspection, the owner, agent, contractor, and/or
4 applicant shall submit a City of Rialto Foundation Line and Grade Certification for
5 each structure to the Building Inspector.

6 87. At all times during construction, the owner, agent, contractor, and/or applicant shall
7 ensure compliance with the City of Rialto noise control ordinance. Violations of the
8 noise ordinance will result in a disturbing the peace complaint to the Police Department
9 and possible citation for failure to comply.

10 October 1st to April 30th

- 11 • Monday to Friday: 7AM to 5:30PM
- 12 • Saturday: 8AM to 5PM
- 13 • Sunday and Holiday: No work permitted

14 May 1st to September 30th

- 15 • Monday to Friday: 6AM to 7:00PM
- 16 • Saturday: 8AM to 5PM
- 17 • Sunday and Holiday: No work permitted

18 88. For Temporary Electrical power and facilities, the owner, agent, contractor, and/or
19 applicant shall obtain a permit from Building and Safety. Temporary Electrical power
20 requires an approved plan and permit.

21 89. For Temporary Construction Trailer directly associated with the construction process,
22 the owner, agent, contractor, and/or applicant shall obtain a permit from Building and
23 Safety. Temporary Construction Trailer directly associated with the construction
24 process requires an approved plan and permit.

1 90. At all times during construction, the owner, agent, contractor, and/or applicant shall
2 ensure the Construction and Demolition Diversion (C&D) report is kept onsite, is
3 updated weekly and accurate, and provided to the City of Rialto for inspection and
4 verification of the documentation when requested.

5
6 91. Prior to certificate of occupancy, the owner, agent, contractor, and/or applicant shall
7 receive final sign offs and release from all departments.

8
9 92. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
10 the owner, agent, contractor, and/or applicant shall pay any outstanding fees.

11
12 93. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
13 the owner, agent, contractor, and/or applicant shall submit a Precise Grade certification
14 to Building and Safety and Public Works Engineering division.

15
16 94. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
17 the owner, agent, contractor, and/or applicant shall ensure post construction BMPs are
18 completed and accepted by City of Rialto Public Works Engineering. A Final sign off
19 from Public Works Engineering is required as verification of this requirement.

20
21 95. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
22 the owner, agent, contractor, and/or applicant shall submit a Special Inspection Final
23 Report to the Building Inspector.

24
25 96. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
26 the owner, agent, contractor, and/or applicant shall provide all energy certificates of
27 compliances and reports IAW with the California Energy Code to the Building
28 Inspector.

1
2 97. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
3 the owner, agent, contractor, and/or applicant shall provide a permanent residential
4 three-dimensional street numbers, minimum 4 inches in height, shall be provided on
5 the address side of the building at the highest point and furthest projection of the
6 structure. The address shall be illuminated and be visible from the street and shall not
7 be obstructed in any manner.

8
9 98. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
10 the owner, agent, contractor, and/or applicant shall ensure the ADU and JADU have
11 the address affixed to the building. Address shall be identified with the unit on the
12 building i.e. Address and unit number. The primary unit shall be addressed as unit 1.
13 The ADU and or JADU shall be addressed as either unit 2 and or unit 3.

14
15 99. Prior to the Building and Safety Division's final inspection and certificate of occupancy,
16 the owner, agent, contractor, and/or applicant shall ensure the Final Construction and
17 Demolition Diversion (C&D) Diversion report is provided to the City of Rialto.

18
19 SECTION 6. The Chair of the Planning Commission shall sign this resolution evidencing its
20 passage and adoption and thereupon the same shall take effect and be in force.

21
22 PASSED, APPROVED AND ADOPTED this 5th day of November 2025.

23
24
25
26
27 MIKE STORY, CHAIR
28 CITY OF RIALTO PLANNING COMMISSION

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

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

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

11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:

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

21 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT
22
23
24
25
26
27
28

ATTACHMENT A

PLAN SET FOR PRECISE PLAN OF DESIGN NO. 2023-0031