

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 25-0001 (TENTATIVE PARCEL MAP NO. 20047) TO ALLOW THE SUBDIVISION OF ONE (1) 5.93 ACRE PARCEL OF LAND (APN: 0264-201-24) LOCATED AT 1685 N. EUCALYPTUS AVENUE WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1A) ZONE INTO TWO (2) NEW PARCELS OF LAND – PARCEL 1 (0.77 ACRES) AND PARCEL 2 (5.16 ACRES).

WHEREAS, the applicant, Cuthberto Ramos, proposes to subdivide one (1) 5.93-acre (258,299 square-feet) parcel of land (APN: 0264-201-24) located at 1685 North Eucalyptus Avenue within the Single-Family Residential (R-1A) zone (“Site”) into two (2) new parcels of land, Parcel 1 (0.77 acres/33,594 square-feet) and Parcel 2 (5.16 acres/224,705 square-feet) (“Project”); and

WHEREAS, the Project will create two separate parcels, Parcel 1 with an existing single-family residence and Parcel 2, vacant; and

WHEREAS, the Project within the Single-Family Residential (R-1A) zone requires the approval of a tentative parcel map, and the Applicant has agreed to apply for TPM No. 25-0001, also referred to as Tentative Parcel Map No. 20047, (“TPM No. 20047”), in accordance with Government Code Sections 66473.5 and 66474; and

WHEREAS, on February 18, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on TPM No. 20047, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed TPM No. 20047; and closed the public hearing; and

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

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

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

1 SECTION 2. Based on substantial evidence presented to the Planning Commission during
2 the public hearing conducted with regard to TPM No. 20047, including written staff reports, verbal
3 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning
4 Commission hereby determines that TPM No. 20047 satisfies the requirements of Government
5 Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to
6 the findings which must be made precedent to approving a tentative map. The findings are as
7 follows:

- 8 1. That the proposed Tentative Parcel Map is consistent with applicable general and
9 specific plans; and

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

11 The Site has a General Plan designation of Residential 6 (allows up to six dwelling units per
12 acre) and a zoning designation of Single-Family Residential (R-1A). The project is not
13 located within a specific plan. The Project will subdivide the Site (5.97 acres/258,299 square
14 feet) into two new parcels of land – Parcel 1 (0.77 acres/33594 square feet) and Parcel 2
15 (5.93 acres/224,705 square feet). The R-1A zone requires a parcel have a minimum area of
16 8,400 square feet, a minimum width of 80 feet, and a minimum depth of 100 feet. Parcel 1
17 exceeds these minimums with approximately 33,594 square feet, an approximate width of
18 203 feet at its widest point, and an approximate depth of 202 feet at its deepest point. Parcel
19 2 exceeds these minimums with approximately 224,705 square feet, an approximate width
20 of 617 feet at its widest point, and an approximate depth of 203 feet at its deepest point.

- 21 2. That the design or improvement of the proposed subdivision is consistent with
22 applicable general and specific plans;

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

24 The Project will be conditioned to comply with all technical standards required by
25 Subdivision Map Act, the General Plan of the City of Rialto, and the Single-Family
26 Residential (R-1A) zone. The project is not in a specific plan. The proposed parcels will
27 exceed the minimum size requirements of the Single-Family Residential (R-1A) zone.

- 28 3. That the site is physically suitable for the type of development.

This finding is supported by the following facts:

The Site is an unusually shaped piece of land with various slopes and elevation changes;
however, development potential of the land exists. Although no development is planned at
this time, the Applicant will be required to submit development permits to Planning,

1 Building and Safety, Engineering, Utilities, Fire, and Police Departments should its
2 circumstances change.

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

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

5 The Project will subdivide the Site into two new parcels of land – Parcel 1 (0.77 acres) and
6 Parcel 2 (5.16 acres). An existing single-family residence on Parcel 1 and meets Rialto
7 Municipal Code Section 18.10.030 requirements for height, build, and space requirements.
8 Parcel 2 is vacant. When the Parcel 2 is developed, it shall be in compliance with density
9 requirements of the General Plan.

10 5. That the design of the subdivision or the proposed improvements are not likely to
11 cause substantial environmental damage or substantially and avoidably injure fish,
12 or wildlife, or their habitat; and

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

14 The Site is being divided into two parcels. The project does not include any proposed
15 improvements, as such, the proposed subdivision will not result in nor cause substantial
16 environmental damage or substantially and avoidably injure fish, or wildlife, or their
17 habitat. Although no development is planned at this time, the Applicant will be required
18 to submit development permits to Planning, Building and Safety, Engineering, Utilities,
19 Fire, and Police Departments should its circumstances change.

20 6. That the design of the subdivision or the type of improvements is not likely to cause
21 serious public health problems; and

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

23 The subdivision is consistent with the General Plan and the Single-Family Residential (R-
24 1A) zone. Vacant land is to the north and east of the Site. Single-family homes, also
25 zoned Single-Family Residential (R-1A), are to the west and to the south. The project
26 will not negatively affect the surrounding area. Additionally, the project has been
27 reviewed by the City staff for compliance with all engineering, health, safety, fire, and
28 design requirements. The project does not include any proposed improvements, as such,
the proposed subdivision is not likely to cause serious public health problems. Although
no development is planned at this time, the Applicant will be required to submit
development permits to Planning, Building and Safety, Engineering, Utilities, Fire and
Police Departments should its circumstances change.

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

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

2 Prior to the completion of the Project, the Final Map and any required easements will be
3 recorded and approved by the Public Works Department. Additionally, there are no
4 proposed improvements, as such, the proposed subdivision will not conflict with easements
5 acquired by the public at large for access through or use of property within the proposed
6 subdivision.

7 8. That the discharge of waste from the proposed subdivision into an existing
8 community sewer system would not result in violation of existing requirements
9 prescribed by a California regional water quality control board pursuant to Division
10 7 (commencing with Section 13000) of the Water Code. In the event that the
11 advisory body finds that the proposed waste discharge would result in or add to
12 violation of requirements of such board, it may disapprove the tentative map or maps
13 of the subdivision.

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

15 The proposed subdivision will not result in any improvements, as such, the project will not
16 impact the existing sewer system. Although no development is planned at this time, the
17 Applicant will be required to submit development permits to Planning, Building and Safety,
18 Engineering, Utilities, Fire, and Policer Departments should its circumstances change.

19 SECTION 3. Based on the foregoing and substantial evidence presented to the Planning
20 Commission during the public hearing conducted with regard to TPM No. 20047, including
21 written staff reports, verbal testimony, site plans, other documents, and the conditions of
22 approval stated herein, the Project is categorically exempt from the requirements of the
23 California Environmental Quality Act (CEQA), pursuant to Section 15315, Minor Land
24 Divisions. The Planning Commission directs the Planning Division to file the necessary
25 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

26 SECTION 4. Based on the foregoing and substantial evidence presented to the Planning
27 Commission during the public hearing with regard to TPM No. 20047, including written staff
28 reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein,
29 approval of TPM No. 20047 is granted to Cuthberto Ramos, in accordance with the plans and
30 application on file with the Planning Division, subject to the following conditions:

31 1. TPM No. 20047 is approved allowing the subdivision of one (1) 5.93-acre parcel of
32 land (APN: 0264-201-24) located at 1685 N. Eucalyptus Avenue within the Single-
33 Family Residential (R-1A) zone into two (2) new parcels of land – Parcel 1 (0.77

1 acres) and Parcel 2 (5.16 acres), as shown on the tentative parcel map attached hereto
2 as **Exhibit A**, and as approved by the Planning Commission.

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- 4 2. City inspectors shall have access to the Site to reasonably inspect the Site during
5 normal working hours to assure compliance with these conditions and other codes.
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- 7 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
8 and/or any of its officials, officers, employees, agents, departments, agencies, and
9 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
10 demands, law suits, writs of mandamus, and other actions and proceedings (whether
11 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
12 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
13 and other such procedures), (collectively “Actions”), brought against the City, and/or
14 any of its officials, officers, employees, agents, departments, agencies, and
15 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
16 annul, the any action of, or any permit or approval issued by, the City and/or any of
17 its officials, officers, employees, agents, departments, agencies, and instrumentalities
18 thereof (including actions approved by the voters of the City), for or concerning the
19 Project (collectively, the “Entitlements”), whether such Actions are brought under the
20 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
21 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
22 Records Act, or any other state, federal, or local statute, law, ordinance, rule,
23 regulation, or any decision of a court of competent jurisdiction. This condition to
24 indemnify, protect, defend, and hold the City harmless shall include, but not be
25 limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost
26 of suit, attorneys’ fees and other costs, liabilities and expenses incurred in connection
27 with such proceeding whether incurred by applicant, Property owner, or the City
28 and/or other parties initiating or bringing such proceeding (collectively, subparts (i)
and (ii) are the “Damages”). Notwithstanding anything to the contrary contained
herein, the Applicant shall not be liable to the City Parties under this indemnity to
the extent the Damages incurred by any of the City Parties in such Action(s) are a result
of the City Parties’ fraud, intentional misconduct or gross negligence in connection
with issuing the Entitlements. The applicant shall execute an agreement to
indemnify, protect, defend, and hold the City harmless as stated herein within five
days of approval of TPM No. 20047.
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. TPM No. 20047 shall comply with all applicable sections of the Single-Family
Residential (R-1A) zone, the Rialto Municipal Code, and all other applicable Federal,
State, and local laws, regulations, and ordinances.

- 1 6. The applicant shall submit a final parcel map (Parcel Map No. 20047), prepared by a
2 California registered Land Surveyor or qualified Civil Engineer, to the Engineering
3 Services Department for review and approval. A Title Report prepared for consolidation
4 guarantee for the subject property, the traverse closures for the existing parcel and all
5 lots created therefrom, and copies of record documents shall be submitted with Parcel
6 Map No. 20047 to the Engineering Services Department as part of the review of the
7 Map. Parcel Map No. 20047 shall be approved by the City Council and recorded by the
8 County Recorder's Office prior to issuance of any building permits.
- 9 7. Pursuant to Section 17.16.050.A of the Rialto Municipal Code, approval of TPM No.
10 20047 is granted for a period of twenty-four (24) months from the effective date of
11 this resolution. Pursuant to Section 17.16.050.C of the Rialto Municipal Code, an
12 extension of time for TPM No. 20047 may be granted by the Planning Commission
13 for a period or periods not to exceed a total of thirty-six (36) months. The period or
14 periods of extension shall be in addition to the original twenty-four (24) months. An
15 application shall be filed with the Planning Division for each extension together with
16 the required fee prior to the expiration date of TPM No. 20047.
- 17 8. All conditions of approval for TPM No. 20047 shall be completed to the satisfaction of
18 the City Engineer prior to the issuance of a Certificate of Occupancy.

19 SECTION 5. The Chair of the Planning Commission shall sign this resolution
20 evidencing its passage and adoption and thereupon the same shall take effect and be in force.

21 PASSED, APPROVED AND ADOPTED this 18th day of February, 2026.

22 _____
23 MICHAEL E. STORY, CHAIR
24 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the 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 ___th day of ____, 2026.

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

10 Vote on the motion:
11 AYES:
12 NOES:
13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
15 of Rialto this ___th day of ____, 2026.

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HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT