

City of Rialto



Regular Meeting - Final

Wednesday, February 4, 2026

REGULAR MEETING - 6:00 P.M.

City Council Chambers, 150 S. Palm Ave., Rialto, CA 92376

Planning Commission

Public Participation Procedures

THE PUBLIC WILL HAVE THE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO “ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT,” 150 S PALM AVE, RIALTO, CA 92376*
- IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.*

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

Call To Order

Pledge of Allegiance

Roll Call

Chair Mike Story, Vice-Chair Jerry Gutierrez, Dale Estvander, Ray Corral, Terrie Schneider, Terry Thompson, and Virginia Avalos-Villalobos

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

None. The minutes from January 21, 2026 will be presented at the February 18, 2026 meeting.

Public Hearings

[PC-26-0041](#)**Conditional Development Permit No. 2025-0006, Precise Plan of Design No. 2025-0011, and Environmental Assessment Review No.**

2025-0008: A proposal to establish a small collection recycling center consisting of three connected metal structures, totaling 415 square feet, on five parking spaces in the rear parking lot in the northwest corner of an existing 4.08-acre shopping center located at 592 West Foothill Boulevard (APN: 0127-572-37) within the Foothill Mixed Use Zone (FMUZ) of the Foothill Central Specific Plan (FCSP). The project is Exempt in accordance with the categorical exemption requirements of the California Environmental Act (CEQA) Section 15303 - New Construction or Conversion of Small Structures. Staff reviewed the project under Environmental Assessment Review No. 25-0008.

Attachments: [Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan and Elevations](#)

[Exhibit D - Truck Turning Templates](#)

[Exhibit E - Draft Resolution for CDP No. 2025-0006](#)

[Exhibit F - Draft Resolution for PPD No. 2025-0011](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Comments

Adjournment



City of Rialto

Legislation Text

File #: PC-26-0041, Version: 1, Agenda #:

For the Planning Commission Meeting of February 4, 2026

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Christina Taylor, Director of Community Development
REVIEWED BY: Daniel Casey, Community Development Manager
FROM: Jason Costa, Associate Planner

Conditional Development Permit No. 2025-0006, Precise Plan of Design No. 2025-0011, and Environmental Assessment Review No. 2025-0008: A proposal to establish a small collection recycling center consisting of three connected metal structures, totaling 415 square feet, on five parking spaces in the rear parking lot in the northwest corner of an existing 4.08-acre shopping center located at 592 West Foothill Boulevard (APN: 0127-572-37) within the Foothill Mixed Use Zone (FMUZ) of the Foothill Central Specific Plan (FCSP). The project is Exempt in accordance with the categorical exemption requirements of the California Environmental Act (CEQA) Section 15303 - New Construction or Conversion of Small Structures. Staff reviewed the project under Environmental Assessment Review No. 25-0008.

APPLICANT:

Christopher Salazar, 26860 Emerett Lane, Perris, CA 92571.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0127-572-37) located at 592 West Foothill Boulevard (**Exhibit A**). The parcel is one of five parcels that make up a commercial shopping center in the Foothill Mixed Use Zone of the Foothill Central Specific Plan.

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Commercial Businesses	FCSP Foothill Mixed Use Zone (FMUZ)
North	Single-Family Residences	Single Family Residential (R-1C)
South	Commercial Businesses	FCSP Foothill Mixed Use Zone (FMUZ)
East	Commercial Businesses	FCSP Foothill Mixed Use Zone (FMUZ)
West	Commercial Businesses	FCSP Foothill Mixed Use Zone (FMUZ)

General Plan Designations

Location	General Plan Designation
Site	Specific Plan Overlay (SP)
North	Residential 6 (R6)
South	Specific Plan Overlay (SP)
East	Specific Plan Overlay (SP)
West	Specific Plan Overlay (SP)

Site Characteristics

The project site is on the north side of West Foothill Boulevard between North Cactus Avenue to the west and North Lilac Avenue to the east. It is in an existing commercial center with commercial buildings, parking areas, landscaping, and street access. The project structure will be placed in an approximately 7,372 square-foot parking lot in the northwest corner of the commercial center.

Surrounding Area

The properties to the north are single-family residences in a Single Family Residential (R-1C) zone. The properties to the south (across West Foothill Boulevard) are vacant parcels. The properties to the east and to the west are existing commercial uses. The south, east, and west parcels are in the Foothill Mixed Use Zone of the Foothill Central Specific Plan.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant proposes to establish a small collection recycling facility to be known as Eco-Revolution Recycling. Small collection recycling facilities are defined by the Rialto Municipal Code as facilities that "occupy an area of not more than 500 square feet and may include Kiosk type units". According to the site plan and floor plan (**Exhibits B & C**), the applicant will place a kiosk and two containers, 415 square feet in total, within five (5) parking spaces in the northwest parking lot of the project site.

Operations

The facility will operate from 9:00 a.m. to 4:30 p.m. Monday through Saturday and from 9:00 a.m. to 1:00 p.m. on Sunday. Operations will include the following activities:

- Collection of California Redemption Value (CRV) aluminum cans, plastic and glass bottles from the public.
- CRV materials are redeemed for cash.
- Collected materials are weighed on a scale and purchased from the public by the pound in accordance with the State and County Weights and Measures regulations.
- Storage of recycled materials within two roll-off material containers (approximately 8 feet wide, 18 feet long, and 9 feet high).

- Shipping of collected materials during operating hours to a processing facility as needed.

At least one (1) employee will be on-site at all times during the hours of operation, and the owner will additionally be on-site for at least the first 90 days of operation to supervise the recycling facility.

The containers will be collected as they are filled up with recyclables. Two (2) days before containers are estimated to be full, a pick-up will be scheduled for the full containers and replaced with empty containers. **Exhibit D** demonstrates the truck movements to pick up and drop off containers.

Entitlement Requirements

Per Table 5-1 (Permitted Uses) of the Foothill Central Specific Plan, the establishment of a small recycling collection facility requires submittal and Planning Commission approval of a Conditional Development Permit. The applicant complied with this requirement and filed a Conditional Development Permit (CDP No. 2025-0006) application on February 27, 2025. This project also required the filing of a Precise Plan of Design (PPD No. 2025-0011) and an Environmental Assessment Review (EAR No. 2025-0008).

Parking

The use of five parking spaces for the kiosk and bins will not affect the shopping center's minimum parking requirement. The existing shopping center has 221 parking spaces. This quantity exceeds the minimum parking requirement (138 spaces) as shown in the parking calculation chart below and as required by Chapter 18.58.050.B (Off-Street Parking) of the Rialto Municipal Code:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Commercial Ground floor Above ground floor	34,521 0	1 / 250 1 / 300	138 0
Total Required/Total Provided			138/221

Land Use Compatibility

The project is consistent with Chapter 18.108 (Regulation of Recycling Facilities) of the Rialto Municipal Code, the Foothill Central Specific Plan, and the Foothill Mixed Use Zone. The project site currently contains retail uses, which are generally compatible with the proposed recycling bin. Furthermore, the proposed small collection recycling facility meets or exceeds the required siting criteria of Chapter 18.108 (Regulation of Recycling Facilities), as shown in the table below:

Criteria	Requirement	Provided	Meets Code
Site size	2-acre min.	7.49 acre	Yes

File #: PC-26-0041, Version: 1, Agenda #:

Facility size	500 sq.ft. max.	415 sq.ft.	Yes	
Distance from residential zone	50 ft. min.	68 ft.	Yes	
Distance from street right-of-way	50 ft. min.	76+ ft	Yes	
Storage screening	Enclosed building or 6-foot high wall	Enclosed	Yes	

In addition, the following operational conditions are recommended and included in the Draft Resolution of Approval to ensure the small recycling facility operates in a safe and clean manner:

- The collection of materials shall be limited to glass, aluminum, plastic containers, papers and reusable household items
- The operator shall display a notice stating that after-hours donation of recyclable materials is prohibited.
- The operator shall maintain the facility free of litter and any other undesirable materials and cleaned of loose debris on a daily basis.
- Installation of surveillance and alarm systems required.
- Pursuant to business and profession codes recyclable items brought to the subject location in a shopping cart or laundry cart shall not be accepted.
- The operator shall display a sign for the facility to include the name and phone number of the facility operator and hours of operation.
- The use of power-driven processing equipment outside of the enclosed building is prohibited.
- The operator shall provide a quarterly report to the director of public works identifying the type and amount of materials recycled by the facility during the quarter which will assist the city in determining the amount of solid waste diverted from its waste stream as required by the California Integrated Waste Management Act of 1989 (AB 939).

The recommended conditions of approval were coordinated with and endorsed by Lieutenant Palmer of the Rialto Police Department. With the successful implementation of the recommended conditions of approval, the project is not anticipated to have a negative impact. Rather, the project is anticipated to be a benefit to the community as a convenient recycling service for the surrounding area.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals and policies of the Land Use Element and the

Economic Development Element of the Rialto General Plan:

Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates. Achieve maximum waste recycling in all sectors of the community: residential, commercial, industrial, institutional, and construction.

Policy 2-34.1: Develop programs that promote reuse and recycling throughout the community.

Policy 2-34.2: Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste generated in Rialto that is disposed of in landfills.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

Policy 3-1.2: Encourage a variety of businesses to locate in Rialto, including retail, high technology, professional services, clean industries, logistics-based businesses, and restaurants/entertainment uses to promote the development of a diversified local economy.

Goal 3-10: Minimize the volume of solid waste that enters local and regional landfills.

Policy 3-10.1: Encourage additional recycling in all sectors of the community.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 - New Construction or Conversion of Small Structures. The project qualifies as a Class 3 exemption, which allows for exemption of a project consisting of construction of new small structures less than 2,500 square feet in urbanized areas and not involving significant hazardous materials.

PUBLIC NOTICE:

The City published a public hearing notice for this proposed project in the *San Bernardino Sun* newspaper, mailed public hearing notices to all property owners within 660 feet of the project site, and posted copies of the public hearing notice outside the City Council Chambers.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines and direct Staff to file the Notice of Exemption with County of San Bernardino; and
2. Adopt the attached Resolution (**Exhibit E**) to approve Conditional Development Permit No. 2025-0006, to allow the establishment and operation of a small collection recycling facility,

based upon the findings and subject to the conditions therein; and

3. Adopt the attached Resolution (**Exhibit F**) to approve Precise Plan of Design No. 2025-0011, to allow the development of a small collection recycling facility, based upon the findings and subject to the conditions therein.

Project Location Map



↑
N

REVISIONS	DRAWN	CHEKD	DATE
	M.O.	A.A.	12/03/25

LIGHT & CAMERA LOCATION

ECO-REVOLUTION
RECYCLING

BEVERAGE CONTAINER
RECYCLING CENTER

SIGN

DOOR OPEN

12'-0"

9'-0"

18'-0"

COMBINED UNIT
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

This architectural drawing shows the front elevation of a combined unit for ECO-REVOLUTION RECYCLING. The building has a gabled roof with a decorative stepped fascia. The main entrance is centered under a horizontal overhang labeled "BEVERAGE CONTAINER RECYCLING CENTER". To the left of the entrance is a pentagonal window labeled "SIGN". To the right is another pentagonal window. The overall width of the building is indicated as 18'-0". Vertical dimensions on the left show a height of 12'-0" from the base to the top of the roofline, and a height of 9'-0" from the base to the top of the overhang. A camera icon in the top right corner indicates the "LIGHT & CAMERA LOCATION". The drawing is titled "COMBINED UNIT FRONT ELEVATION" at the bottom and includes a scale bar at the bottom right.

This architectural drawing shows a rear elevation of a building labeled 'COMBINED UNIT REAR ELEVATION'. The building has a total width of 16'-6" and a height of 12'-3". It features a stepped roofline and two sets of double doors. Each set of doors is flanked by a 'SIGN' box. A callout line labeled 'LIGHT & CAMERA LOCATION' points to a circular camera icon on the right side of the building. The drawing includes horizontal and vertical dimension lines with their respective measurements.

The figure contains two side-by-side elevation drawings of shipping containers. The left drawing is a 'FRONT SIDE ELEVATION' of a single 8'-0" wide container. It features a vertical door on the right side. The right drawing is a 'FRONT SIDE ELEVATION' of a single 18'-0" wide container. Both drawings show the container's height and base, with small black squares at the bottom corners representing feet.

The image contains two architectural drawings. On the left is a 'Garage Side Elevation' showing a rectangular structure with a height of 8'-0" and a width of 8'-0". The front facade features a double door with a transom window above it, flanked by two small windows. The roof is a simple gable. On the right is a 'Security Notes' box, which is a rectangular frame with a height of 8'-0" and a width of 18'-0". The box is currently empty.

SCALE: $1/4'' = 1'-0''$

A side elevation diagram of a combined unit. The overall width is 25'-0". The left section is 5'-0" wide and 9'-0" high, containing a 12'-3" high section at the top. The right section is 17'-0" wide and 9'-0" high, featuring two rectangular cutouts. The bottom of the diagram shows a scale bar: 1/4" = 1'-0".

12'-3"

9'-0"

5'-0" 3'-0"

25'-0"

17'-0"

1/4" = 1'-0"

COMBINED UNIT
SIDE ELEVATION

This top elevation diagram illustrates the layout of a combined unit. The structure is a rectangular frame divided into two main sections: a taller left section and a shorter right section. The left section has a height of 18'-0" and a width of 5'-0". The right section has a height of 8'-0" and a width of 20'-0". A gap of 3'-0" separates the two sections. The total width of the unit is 25'-0", indicated by a dimension line at the bottom. A triangular warning sign is located at the bottom right of the unit. Two 'LIGHT & CAMERA LOCATION' points are marked on the left side, one near the top and one near the bottom. A 'SIGN' is positioned at the top right. The word 'CONTAINERS' is repeated twice within the unit's boundaries. The diagram is titled 'COMBINED UNIT TOP ELEVATION' at the bottom.

SECURITY NOTES

1. ON SITE STAFF DURING OPERATION HOURS
M-SAT 9:00 AM - 4:30 PM / SUN 9:00 AM - 1:00 PM.
2. THERE SHALL BE NO OVERNIGHT ACCESS, THERE WILL BE LIGHTING & SIGNAGE INDICATING HOURS OF OPERATION AND NO LOITERING. LIGHTING WILL BE SECURITY TYPE NOT FOR CONDUCTING BUSINESS TO AVOID ILLEGAL DUMPING.
3. THIS CENTER ALREADY IS ESTABLISHED AND FULL IMPROVED.
4. THE BINS FOR RECYCLE WILL BE COMPLETELY SEALED OFF AND HAVE NO ACCESS TO AVOID LOITERING OR OVERNIGHT STAYS.
5. A SECURITY CAMERA WILL BE IN PLACE FOR SUFFICIENT SURVEILLANCE.
6. TRASH MAINTENANCE:
TRASH WILL BE COLLECTED DAILY AND KEPT CLEAN - THERE IS A DUMPSTER TO THE NORTH.
7. BEING A DEVELOPED CENTER, IT ALREADY COMPLIES WITH DELIVERY ACCESS, EMERGENCY VEHICLES. AN EXISTING ALLEY IS USED FOR ACCESS THAT IS RARELY USED FOR THE CENTER (NO TRAFFIC).

EXISTING TRASH EN CLOSURE

FRONT OF CENTER

PROPOSED RECYCLING CENTER

SIGNAGE LOCATIONS

NO PARKING

TRASH / SIGNAGE

This architectural site plan illustrates the proposed locations for signage and a recycling center. The plan shows a building footprint with a vertical line labeled 'FRONT OF CENTER' and a horizontal line labeled 'NO PARKING'. A shaded rectangular area on the left is labeled 'PROPOSED RECYCLING CENTER'. Above this area, a small diagram is labeled 'EXISTING TRASH EN CLOSURE'. A line labeled 'SIGNAGE LOCATIONS' points to a specific spot on the building's facade. The bottom of the plan features a series of vertical lines representing a fence or wall.

This architectural site plan illustrates the layout of a proposed recycling center and associated restrictions. The plan shows a building footprint with a proposed recycling center marked by a box labeled "PROPOSED RECYCLING CENTER". A "NO PARKING" zone is indicated by a shaded area with a diagonal pattern. Two sets of "LIGHTING & CAMERAS LOCATIONS" are marked with small triangles and lines. The plan also shows a large open area to the right and a parking area with several vertical lines at the bottom right.

TRUCK TEMPLATE 28' RADIUS

EX ALLEY

PROPOSED RECYCLING CENTER

NO PARKING

TRUCK ROUTE

TRUCK ROUTE

R=28'

R=28'

10'-0"

10'-0"

TRUCK MANEUVERING

Detailed description: The diagram illustrates a site plan for a proposed recycling center. It features a building footprint on the right and a proposed recycling center area on the left. A 'NO PARKING' zone is marked with diagonal hatching. Two dashed lines, each labeled 'TRUCK ROUTE' and 'R=28'', indicate the path a truck must take to maneuver around the building. The building footprint includes a central entrance and a side extension. A vertical dimension line on the left indicates a height of 10'-0", and a vertical dimension line on the right indicates a height of 10'-0". The bottom of the diagram shows a series of vertical lines representing a fence or wall.

**PARKING ANALYSIS FOR
560-592 FOOTHILL BLVD
RIALTO, CA 92376**

UNIT NO.	OCCUPANT	S.F.	PARKING ANALYSIS
560	VACANT	3,205	0
564	PRO T-SHIRT OUTLET	2,115	$\frac{3}{1000} = 7$ SPACES
570	NAIL & SPA	1,603	$\frac{1}{250} = 7$ SPACES
572	VACANT	1,112	0
576	BARBER SHOP	929	$\frac{1}{250} = 7$ SPACES
578	VACANT	10,640	0
580	DENTIST	817	$\frac{1}{250} = 4$ SPACES
582	VACANT	817	0
584	BAKERY	1,297	$\frac{1}{250} = 6$ SPACES
586	WATER STORE	1,080	$\frac{3}{1000} = 4$ SPACES
588	PIZZA	1,080	$\frac{1}{125} = 9$ SPACES
592	VACANT	3,120	0

TOTAL PARKING REQUIRED 41
 TOTAL PARKING PROVIDED 214/ 7 ADA
 COMPLETE SHOPPING CENTER

USING 4 SPACES FOR RECYCLING FACILITY
 BEING OCCUPIED BY 2 BUILDING CONTAINERS

REF USE: TABLE 3.4 PARKING STANDARDS (REVISION)
 CHAPTER 18.58 TITLE 18 ZONING

A. K. A. & ASSOCIATES INC.
BUILDING DESIGNERS / ENGINEERS
4344 LATHAM STREET, SUITE 220
BIRMINGHAM, AL 35201 (205) 681-1222

PROJECT

ECO REVOLUTION RECYCLING
560-592 W. FOOTHILL BLVD.
RIALTO CA 92376

Signature

PROJECT

RECYCLING
CENTER

TITLE

DETAILS

HEET NO.

A-1.0

DATE PRINTED

A. K. A. & ASSOCIATES INC.
BUILDING DESIGNERS / ENGINEERS
4344 LATHAM STREET, SUITE 220
RIVERSIDE, CA. 92501 (951) 684-

PROJECT

RIALTO MARKET PLAZA
ECO REVOLUTION RECYCLING
560-592 W. FOOTHILL BLVD.
RIALTO CA 92376


SIGNED 04-16-25

PROJECT

RECYCLING

CENTER

LE

SITE PLAN

MEET NO

Digitized by srujanika@gmail.com

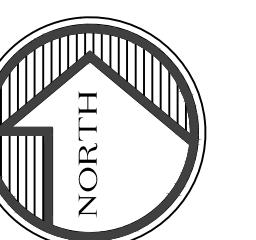
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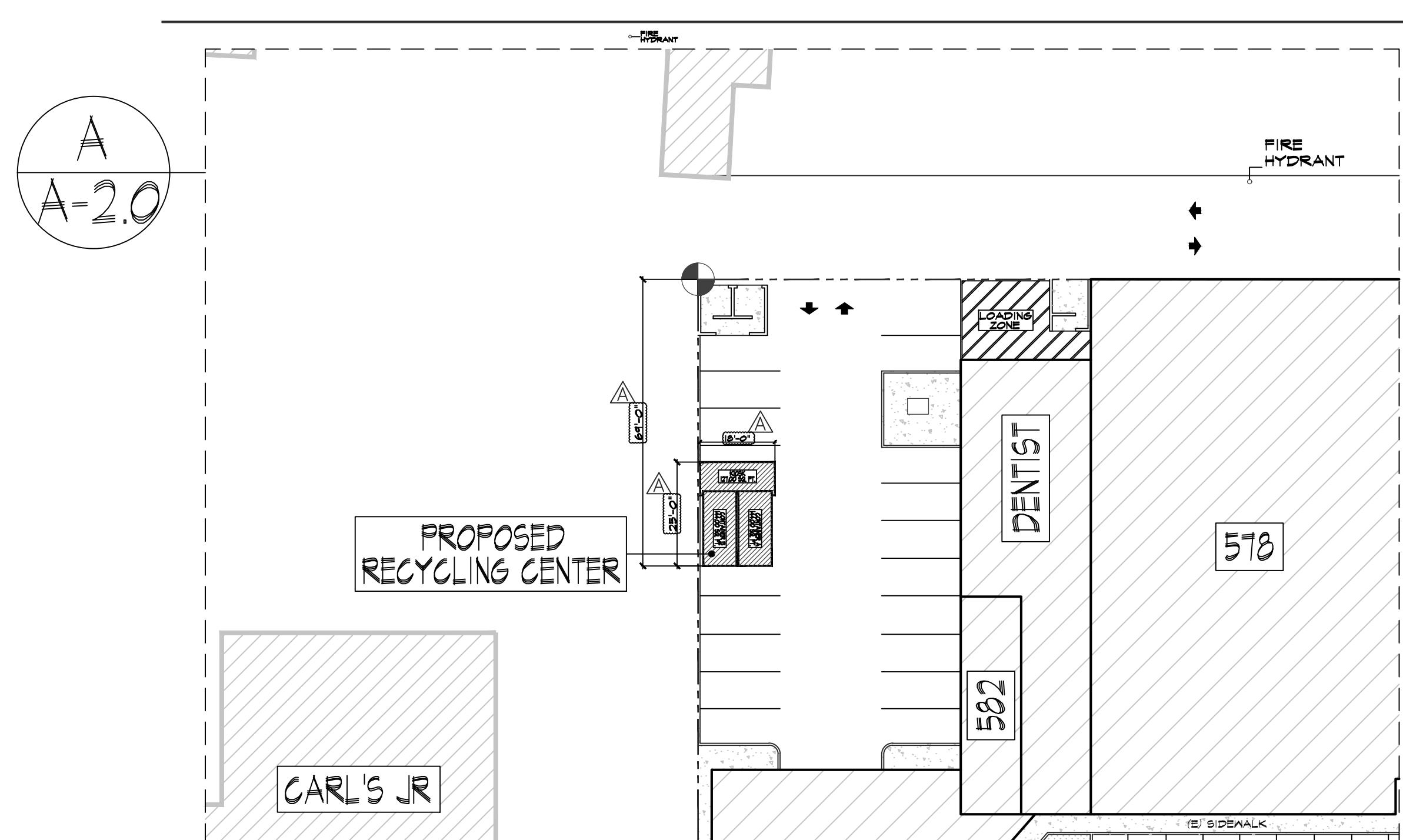
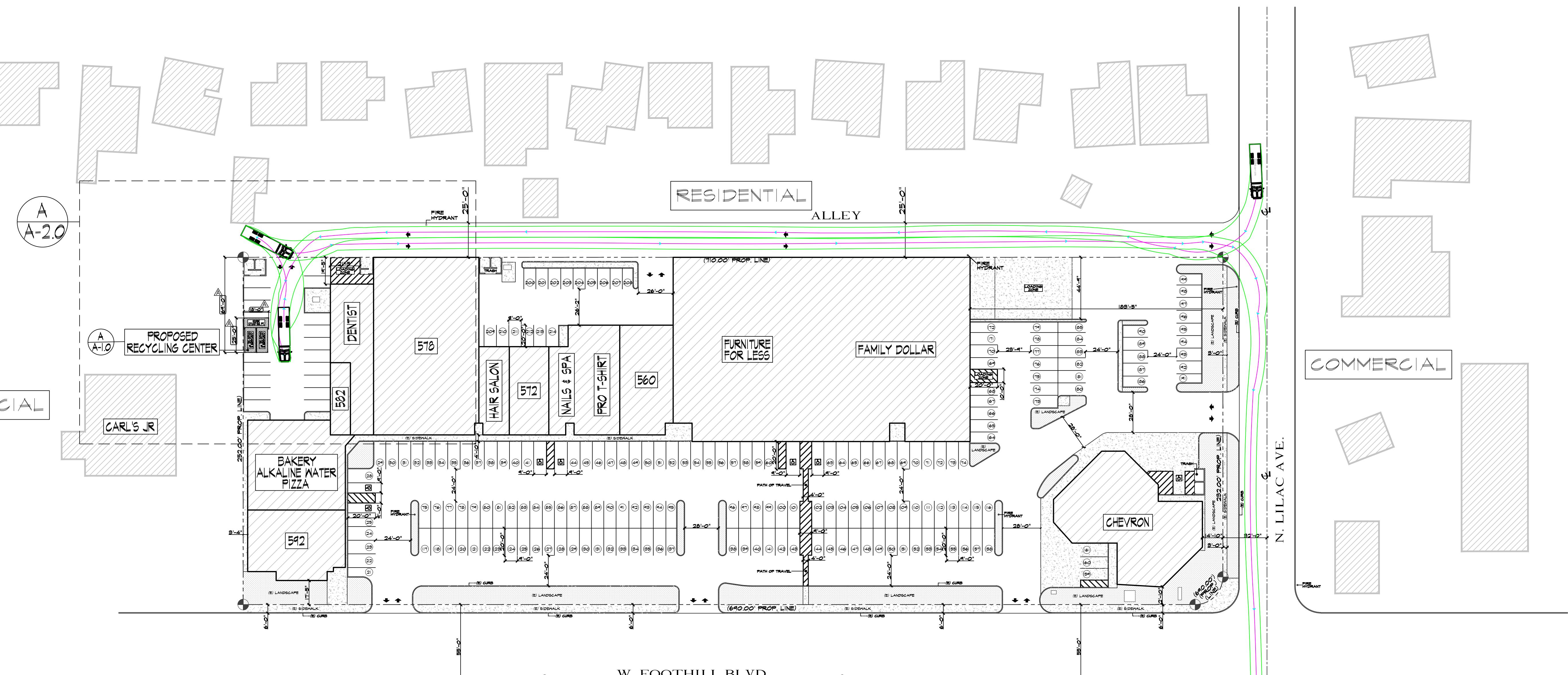
TURNING TEMPLATE

SCALE : 1"=40'-0"



A line drawing of a truck with a flatbed trailer. The trailer is divided into six equal sections by five vertical lines. A dimension line with arrows at both ends spans the width of the trailer, labeled "39.50".

	Feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.00 s
Steering Angle	: 31.80 deg



RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2025-0006 ALLOWING THE ESTABLISHMENT AND OPERATION OF A SMALL RECYCLING COLLECTION FACILITY WITHIN THE REAR PARKING LOT AREA OF AN EXISTING COMMERCIAL CENTER LOCATED AT 592 WEST FOOTHILL BOULEVARD (APN 0127-572-37) WITHIN THE FOOTHILL MIXED USE ZONE OF THE FOOTHILL CENTRAL SPECIFIC PLAN.

WHEREAS, the applicant, Christopher Salazar, proposes to establish a small collection recycling facility (“Project”) within the rear parking lot of an existing 4.08-acre commercial retail center located at 592 West Foothill Boulevard (APN 0127-572-37) within the Foothill Mixed Use Zone (FMUZ) of the Foothill Central Specific Plan (FCSP) (“Site”); and

WHEREAS, the Project will include the installation of an 18-foot by 9-foot customer kiosk with two (2) 18-foot by 8-foot material containers, installation of surveillance and lighting systems, and will utilize a maximum of 5 parking spaces in the northwest parking area of the Site; and

WHEREAS, pursuant to Chapter 18.108 (Regulation of Recycling Facilities) of the Rialto Municipal Code, the establishment of a small collection recycling facility, such as the Project, within the FMUZ requires a Conditional Development Permit and the applicant has applied for Conditional Development Permit No. 2025-0006 (“CDP No. 2025-0006”); and

WHEREAS, in conjunction with the Project, the applicant has applied for Precise Plan of Design No. 2025-0011 (“PPD No. 2025-0011”) to facilitate the establishment of a small collection recycling facility on the Site; and

WHEREAS, on February 4, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on CDP No. 2025-0006 and PPD No. 2025-0011, took testimony, at which time it received input from staff, the city attorney, and the applicant; accepted public comments; discussed the proposed CDP No. 2025-0006 and PPD 2025-0011; and closed the public hearing; and

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

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

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

6 SECTION 2. Based on the forgoing and substantial evidence presented to the Planning
7 Commission during the public hearing conducted with regard to CDP No. 2025-0011 and PPD No.
8 2020-0031, including written staff reports, verbal testimony, site plans, other documents, and the
9 conditions of approval stated herein, the Planning Commission hereby determines that CDP No.
10 2025-0011 satisfies the requirements of Section 18.66.020 of the Rialto Municipal Code pertaining
11 to the findings which must be made precedent to granting a conditional development permit. The
12 findings are as follows:

13 1. The proposed use and development is deemed essential or desirable to provide a
14 service or facility which will contribute to the convenience or general well-being of
15 the neighborhood or community; and

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

17 The Project will facilitate the establishment of a small collection recycling facility to
18 implement the California Beverage Container Recycling and Litter Reduction Act. The
19 Project will provide a recycling alternative for the general public to redeem California
Redemption Value for beverage containers. Currently, there is only one other active small
recycling collection center in the City of Rialto.

20 Furthermore, the Project achieves the following City of Rialto Land Use Element goals
21 and policies:

- 22 • Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates.
Achieve maximum waste recycling in all sectors of the community: residential,
commercial, industrial, institutional, and construction.
- 23 • Policy 2-34.1: Develop programs that promote a reuse and recycling throughout
the community.
- 24 • Policy 2-34.2: Utilize source reduction, recycling, and other appropriate measures to
reduce the amount of solid waste generated in Rialto that is disposed of in landfills.

- 1 • Goal 3-1: Strengthen and diversify the economic base and employment opportunities
2 and maintain a positive business climate.
- 3 • Policy 3-1.2: Encourage a variety of businesses to locate in Rialto, including retail,
4 high technology, professional services, clean industries, logistics-based businesses,
5 and restaurants/entertainment uses to promote the development of a diversified local
6 economy.
- 7 • Goal 3-10: Minimize the volume of solid waste that enters local and regional
8 landfills.
- 9 • Policy 3-10.1: Encourage additional recycling in all sectors of the community.
- 10 2. The proposed use and development will not be detrimental or injurious to health,
11 safety, or general welfare of persons residing or working in the vicinity; and

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

13 The installation of a small collection recycling facility on the Site is consistent with the
14 FMUZ, which permits recycling facilities subject to a Conditional Development Permit.
15 To the north of the site are single family residences zoned Single Family Residential (R-
16 1C). The Project is approximately 68 feet from the residential zone, exceeding the 50 foot
17 minimum distance between small collection facilities and residential uses or structures
18 required by Chapter 18.108.040.3. The properties to the south (across West Foothill
19 Boulevard) are vacant parcels. The properties to the east and west are existing
20 commercial uses. The properties to the south, east, and west are zoned FMUZ. The
21 Project is consistent with the FMUZ and the surrounding land uses.

22 Pursuant the Chapter 18.108 (Regulation of Recycling Facilities) the Project is designed
23 and conditioned herein to meet all the criteria and standards for a small collection
24 recycling facility to promote consistency with the surrounding land uses. The Project is
25 anticipated to be a benefit to the community by filling a current recycling service void in
26 the City.

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

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

30 The Project site is on the north side of West Foothill Boulevard between North Cactus
31 Avenue to the west and North Lilac Avenue to the east. It is on the west side of an
32 approximate 7,372 square-foot parking lot in the northwest corner area of an existing
33 commercial shopping center with commercial buildings, parking areas, landscaping, and
34 street access to West Foothill Boulevard and North Lilac Avenue. The site's 221 parking
35 spaces exceed the minimum requirement of 138 spaces at maximum occupancy. The Project

1 includes the installation of three connected metal structures totaling approximately 415
2 square feet. This includes an approximate 18-foot x 8-foot customer kiosk with two 18-foot
3 by 8-foot material containers with camera and lighting systems occupying no more than 5
4 parking spaces in the northwest rear parking lot of an existing commercial shopping center.
5 The operator is required to maintain the internal drive aisle clear and free of obstruction at
6 all times and maintain the site free of litter, undesirable materials, and cleaned of loose
7 debris on a daily basis. Materials will be collected and stored within the secure waterproof
8 containers. Additionally, the facility will install a sign stating the name and phone number
9 of the facility operator, the hours of operation, as well as notice of no acceptance of after-
10 hours donation of recyclable materials. All of which are physical characteristics that can
11 accommodate the proposed use in a compatible manner.

12 4. The site has adequate access to those utilities and other services required for the
13 proposed use; and

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

15 The Site is part of an existing multi-tenant retail commercial center and gas station with
16 hookups to all utilities and services required through main water, electric, sewer, and other
17 utility lines.

18 5. The proposed use will be arranged, designed, constructed, and maintained so as it
19 will not be injurious to property or improvements in the vicinity or otherwise be
20 inharmonious with the General Plan and its objectives, or any zoning ordinances, or
21 any applicable specific plans and its objectives; and

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

23 As previously stated, the proposed use is consistent with the FMUZ of the FCSP. The
24 Project will include installation of an 18-foot x 8-foot customer kiosk with two 18-foot by
25 8-foot material containers to screen storage from public view, and the installation of
26 surveillance cameras and lighting systems. The proposed improvements and operational
27 conditions of approval will ensure the proposed use will not be injurious.

28 6. Any potential adverse effects upon the surrounding properties will be minimized to
29 every extent practical and any remaining adverse effects shall be outweighed by the
30 benefits conferred upon the community or neighborhood as a whole.

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

32 The Project's effects will be minimized through the implementation of the Conditions of
33 Approval contained herein. The Project will provide a recycling opportunity for the
34 general public to redeem California Redemption Value for beverage containers. The
35 Project will benefit the community by filling a recycling service void. The Project will
36 also incorporate security measures such as camera and lighting systems to ensure safety

1 and mitigate any negative impact. Therefore, any potential adverse effects are outweighed
2 by the benefits conferred upon the community and neighborhood as a whole.

3 **SECTION 3.** Based on the forgoing and substantial evidence presented to the Planning
4 Commission during the public hearing conducted with regard to CDP No. 2025-0011 and PPD No.
5 2020-0031, including written staff reports, verbal testimony, site plans, other documents, and the
6 conditions of approval stated herein, the Project is categorically exempt from the requirements of
7 the California Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or
8 Conversion of Small Structures. The Planning Commission directs the Planning Division to file the
9 necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

10 **SECTION 4.** Based on the forgoing and substantial evidence presented to the Planning
11 Commission during the public hearing conducted with regard to CDP No. 2025-0011 and PPD No.
12 2020-0031, including written staff reports, verbal testimony, site plans, other documents, and the
13 conditions of approval stated herein, approval of CDP No. 2025-0006 is granted to Christopher
14 Salazar, in accordance with the plans and application on file with the Planning Division, subject to
15 the following conditions:

- 16 1. The approval is granted to allow the establishment and operation of a small collection
17 recycling facility within the rear parking lot area of an existing commercial center
18 located at 592 West Foothill Boulevard (APN: 0127-572-37), as shown on the plans
19 attached herein as Exhibit A. If the Conditions of Approval specified herein are not
20 satisfied or otherwise completed, the Project shall be subject to revocation.
- 21 2. The applicant shall comply with all Federal, State, and local laws and regulations.
- 22 3. City inspectors shall have access to the site to reasonably inspect the site during
23 normal working hours to assure compliance with these conditions and other codes.
- 24 4. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
25 and/or any of its officials, officers, employees, agents, departments, agencies, and
26 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
27 demands, law suits, writs of mandamus, and other actions and proceedings (whether
28 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
dispute resolutions procedures (including, but not limited to arbitrations, mediations,
and other such procedures), (collectively “Actions”), brought against the City, and/or
any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
annul, the any action of, or any permit or approval issued by, the City and/or any of

1 its officials, officers, employees, agents, departments, agencies, and instrumentalities
2 thereof (including actions approved by the voters of the City), for or concerning the
3 Project (collectively, the "Entitlements"), whether such Actions are brought under the
4 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
5 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
6 Records Act, or any other state, federal, or local statute, law, ordinance, rule,
7 regulation, or any decision of a court of competent jurisdiction. This condition to
8 indemnify, protect, defend, and hold the City harmless shall include, but not limited
9 to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
10 attorneys' fees and other costs, liabilities and expenses incurred in connection with
11 such proceeding whether incurred by applicant, Property owner, or the City and/or
12 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
13 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
14 Applicant shall not be liable to the City Parties under this indemnity to the extent the
15 Damages incurred by any of the City Parties in such Action(s) are a result of the City
16 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
17 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
18 defend, and hold the City harmless as stated herein within five (5) days of approval of
19 CDP No. 2025-0006.

- 20 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
21 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
22 subject to protest by the applicant at the time of approval or conditional approval of
23 the Project or within 90 days after the date of the imposition of the fees, dedications,
24 reservations, or exactions imposed on the Project.
- 25 6. All operations shall be conducted only between the hours of 9:00 a.m. and 4:30 p.m.
26 Monday through Sunday.
- 27 7. The use shall be limited to collection of California Redemption Value (CRV) aluminum,
28 plastic, and glass. All materials accepted, secured, or otherwise received at the site shall
qualify as recyclable material under California Law and Chapter 18.108 (Regulations of
Recycling Facilities) of the Rialto Municipal Code for small collection facilities.
8. All drive aisles shall be kept clear of free of obstructions at all times. The operator shall
be responsible for ensuring that vehicles do not block drive aisles.
9. The applicant shall keep the exterior of the facility and the immediate surrounding area
clear of any graffiti, debris, trash, clothing items, etc. at all times.
10. All areas of the site and street frontage shall be kept free of litter and any undesirable
material daily. No materials may be stored outside the facility or left unattended.

1 11. The applicant shall install a “No Dumping” sign in a conspicuous place on the Site, prior
2 to the issuance of a business license. The sign shall state that no material shall be left
 outside the recycling containers at any time.

3 12. Prior to occupancy, the applicant shall provide a 24-hour contact phone number for
4 maintenance services on the exterior face of the facility. The phone number placement
5 on the exterior face of the bin shall be in the form of vinyl numbering with a minimum
 height of four (4) inches.

6 13. Prior to occupancy, the hours of operation shall be posted on the kiosk.

7 14. Power-driven processing equipment shall not be permitted.

9 15. Hazardous materials shall not be received or processed within the facility at anytime.

10 16. The applicant shall provide a quarterly report to the Director of Public Works
11 identifying the type and amount of material recycled by the facility during the quarter
12 which will assist the City in determining the amount of solid waste diverted from its
 waste stream as required by the California Integrated Waste Management Act of 1989
 (AB 939).

14 17. In order to protect the public health, safety, and well-being, and to prevent the spread
15 of vectors, the applicant shall make arrangements with the solid waste franchisee for
 solid waste handling services and keep such arrangement in good standing pursuant to
 Municipal Code section 8.08.200.

17 18. The applicant may utilize any person, organization or other entity for the collection
18 and processing of CRV recyclable materials provided that the applicant does not pay
19 the buyer or donee any consideration for collecting, processing or transporting such
 non-organic recyclables, or a consulting or broker's fee for recycling services
 pursuant to Municipal Code section 8.08.400 B.

21 19. Prior to commencing activities, the applicant must provide the City with the contract
22 used to sell or donate non-organic recyclables demonstrating that the collection,
 processing or transportation service shall be provided free of charge. Additional
23 documents including but not limited to monthly statements, invoices, and weight
 tickets shall be submitted via email to Amy Crow acrow@rialtoca.gov in the Waste
 Management Division quarterly and no later than the 15th of the month following the
 quarter end. Records may be required to be provided more frequently upon request.

25 20. Violations of the Rialto Municipal Code or CDP No. 2025-0006 may be enforced in
26 any manner authorized by law, including but not limited to an administrative citation,
 criminal citation, nuisance abatement action, revocation, or civil action. Charges for
27 collecting, processing or transporting such non-organic recyclables at any time, shall
 be deemed a violation of the Rialto Municipal Code, and the applicant must either:

1 a. Cease using the person, organization or other entity in violation of the Rialto
2 Municipal Code, or

3 b. Enroll in the recycling service required or provided by the City of Rialto's
4 solid waste franchisee for solid waste handling services, as applicable.

5 21. Records obtained shall be subject to the requirements and applicable disclosure
6 exemptions of the Public Records Act as set forth in Government Code Section 6250
7 et seq. pursuant to Rialto Municipal Code Section 8.08.700 C.

8 22. Prior to issuance of a business license, the applicant shall provide a security plan to the
9 Rialto Police Department. The plan shall include the following:

10 a. A description outlining prevention and deterrence of criminal activity at the site.
11 Includes onsite staff presence, hours of operation that avoid overnight access,
lighting, and signage.

12 b. A detailed camera and monitoring plan. Identify proposed surveillance systems
13 that will provide continuous coverage of the facility including camera
placement, monitoring capabilities, and connection to FUSUS.

14 c. A maintenance plan for routine cleaning and waste removal. Include frequency
15 of site clean-up, who will be responsible, and how you plan to handle overflow
or illegal dumping situations.

16 d. Provide a circulation and access plan that addresses how users, delivery vehicles,
17 and emergency services will safely access and exit the site. Include traffic flow
18 diagrams, turning radii for vehicles, and any mitigation measures to reduce
19 congestion or blockage.

20 23. The applicant shall install any surveillance camera systems required by the Rialto Police
21 Department approved Security Plan, prior to the issuance of a business license.

22 24. The applicant shall obtain all necessary approvals and operating permits from all
23 Federal, State, County, and local agencies prior to the issuance of a Certificate of
Occupancy.

24 25. If the applicant fails to comply with any of the Conditions of Approval placed upon
25 CDP No. 2025-0006, the Planning Commission may initiate proceedings to revoke
26 CDP No. 2025-0006 in accordance with the provisions of sections 18.66.070 through
27 18.66.090, inclusive, of the Rialto Municipal Code. CDP No. 2025-0006 may be
28 revoked, suspended or modified in accordance with Section 18.66.070 of the Zoning
Ordinance at the discretion of the Planning Commission if:

- a) The use for which such approval was granted has ceased to exist, been subsequently modified or have been suspended for six (6) months or more;
- b) Any of the express conditions or terms of such permit are violated;
- c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to noise, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the Foothill Mixed Use Zone of the Foothill Central Specific Plan or the City's General Plan.

SECTION 5. The Chairman of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 4th day of February, 2026.

MICHAEL E. STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING PRECISE PLAN OF DESIGN NO. 2025-0011 ALLOW THE ESTABLISHMENT OF A SMALL RECYCLING COLLECTION FACILITY WITHIN THE REAR PARKING LOT AREA OF AN EXISTING COMMERCIAL CENTER LOCATED AT 592 WEST FOOTHILL BOULEVARD (APN: 0127-572-37) WITHIN THE FOOTHILL MIXED USE ZONE OF THE FOOTHILL CENTRAL SPECIFIC PLAN.

WHEREAS, the applicant, Christopher Salazar, proposes to establish a small collection recycling facility (“Project”) within the parking lot of an existing 4.08-acre commercial retail center located at 592 West Foothill Boulevard (APN 0127-572-37) within the Foothill Mixed Use Zone (FMUZ) of the Foothill Central Specific Plan (FCSP) (“Site”); and

WHEREAS, the Project will include the installation of three connected metal structures totaling 415 square feet included a customer kiosk with two material containers, installation of surveillance and lighting systems, and will utilize a maximum of 5 parking spaces in the northwest parking area of the shopping center in accordance with the site plan submitted to the Planning Division on February 27, 2025; and

WHEREAS, pursuant to Chapter 18.65.010 (Precise Plan of Design) of the Rialto Municipal Code, the installation of a small collection recycling facility, such as the Project, requires a precise plan of design approval and the applicant has agreed to apply for a precise plan of design (“PPD No. 2025-0011”); and

WHEREAS, on February 4, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on PPD No. 2025-0011, took testimony, at which time it received input from staff, the city attorney, and the applicant; accepted public comments; discussed the proposed Conditional Development Permit No. 2025-0006 and PPD No. 2025-0011; 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 the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

SECTION 2. Based upon the forgoing and on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to CDP No. 2020-0021 and PPD No. 2020-0031, including written staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning Commission also hereby determines that PPD No. 2025-0011 satisfies the requirements of Section 18.65.020E of the Rialto Municipal Code pertaining to the findings which must be made precedent to approval of a precise plan of design.

The findings are as follows:

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

This finding is supported by the following facts:

The Project complies with Chapter 18.108 of the Rialto Municipal Code and is conditioned to ensure compliance with all Federal, State, and local laws and regulations. It will be located within an existing 4.08-acre retail shopping center. The approximate 415-square foot collection facility will utilize no more than five parking spaces in west side of the northwest parking lot of the site shopping center in excess of 50 feet from the residentially zoned property. The recycle material collected will be stored and screened within an enclosed material container.

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

This finding is supported by the following facts:

The installation of a small collection recycling facility on the Site is consistent with the FMUZ and surrounding land uses. The Project will utilize up to five existing parking spaces on the Site and not affect minimum parking or obstruct the any drive aisle. To ensure the recycling facility operates in a safe and clean manner, operational conditions

1 have been included in the draft resolution of approval and address hours of operation,
2 safety measures, noise and cleanliness.

3 3. The proposed development will not unreasonably interfere with the use or
4 enjoyment of the neighborhood property rights or endanger the peace, health, safety
or welfare of the general public; and

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

6 The collection facility will utilize no more than five parking spaces on the west side of
7 the northwest parking lot and is in excess of 50 feet from the residentially zoned property.
8 The Project includes the installation of a 18-foot by 8-foot customer kiosk with two 18-foot
9 by 8-foot material containers to screen materials and installation of surveillance and lighting
10 system. The shopping center has 221 parking spaces and has existing access to all utilities
11 and services required. The collection facility site is on the west side of the shopping center's
12 northwest corner. It is not within the main parking lot and away from busy vehicle
13 circulation which promotes pedestrian safety. The operator is required to maintain the
14 internal drive aisle clear and free of obstruction at all times and maintain the site free of
litter, undesirable materials, and cleaned of loose debris on a daily basis. Additionally, the
facility will install a sign stating the name and phone number of the facility operator, the
hours of operation, as well as notice of no acceptance of after-hours donation of recyclable
materials. All of which are characteristics that will help preserve the peace, health, safety or
welfare of the general public.

15 4. The development will not substantially interfere with the orderly or planned
16 development of the City of Rialto.

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

18 The Project is located in an existing commercial-retail multi-tenant development that
19 consists of retail sales and a gas station. The Project includes the installation of an accessory
20 structure in a location and manner that will not substantially interfere with the existing
development.

21 **SECTION 3.** Based on the forgoing and substantial evidence presented to the Planning
22 Commission during the public hearing conducted with regard to CDP No. 2020-0021 and PPD No.
23 2020-0031, including written staff reports, verbal testimony, site plans, other documents, and the
24 conditions of approval stated herein, the Project is categorically exempt from the requirements of
25 the California Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or
26 Conversion of Small Structures. The Planning Commission directs the Planning Division to file the
27 necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

1 **SECTION 4.** Based on the forgoing and substantial evidence presented to the Planning
2 Commission during the public hearing conducted with regard to CDP No. 2020-0021 and PPD No.
3 2020-0031, including written staff reports, verbal testimony, site plans, other documents, and the
4 conditions of approval stated herein, approval of PPD No. 2025-0011 is granted to Christopher
5 Salazar, in accordance with the plans and application on file with the Planning Division, subject to
6 the following conditions:

- 7 1. The approval is granted to allow the establishment and operation of a small collection
8 recycling facility within the rear parking lot area of an existing commercial center
9 located at 592 West Foothill Boulevard (APN: 0127-572-37), as shown on the plans
10 attached herein as Exhibit A, subject to the Conditions of Approval contained herein.
- 11 2. The approval of PPD No. 2025-0011 is granted for a one (1) year period from the date
12 of approval. Approval of PPD No. 2025-0011 will not become effective until the
13 applicant has signed a Statement of Acceptance acknowledging awareness and
14 acceptance of the required Conditions of Approval contained herein. Any request for an
15 extension shall be reviewed by the Community Development Director and shall be
16 based on the progress that has taken place toward the development of the Project.
- 17 3. The small collection recycling facility associated with PPD No. 2025-0011 shall
18 conform to the site plan, floor plan, and elevations attached hereto as Exhibit A, except
19 as may be required to be modified based on the Conditions of Approval contained
20 herein.
- 21 4. City inspectors shall have access to the site to reasonably inspect the site during
22 normal working hours to assure compliance with these conditions and other codes.
- 23 5. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
24 and/or any of its officials, officers, employees, agents, departments, agencies, and
25 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
26 demands, law suits, writs of mandamus, and other actions and proceedings (whether
27 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
28 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
and other such procedures), (collectively “Actions”), brought against the City, and/or
any of its officials, officers, employees, agents, departments, agencies, and
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
annul, the any action of, or any permit or approval issued by, the City and/or any of
its officials, officers, employees, agents, departments, agencies, and instrumentalities
thereof (including actions approved by the voters of the City), for or concerning the
Project (collectively, the “Entitlements”), whether such Actions are brought under the
California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
Records Act, or any other state, federal, or local statute, law, ordinance, rule,

1 regulation, or any decision of a court of competent jurisdiction. This condition to
2 indemnify, protect, defend, and hold the City harmless shall include, but not limited
3 to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
4 attorneys' fees and other costs, liabilities and expenses incurred in connection with
5 such proceeding whether incurred by applicant, Property owner, or the City and/or
6 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
7 are the "Damages"). Notwithstanding anything to the contrary contained herein, the
8 Applicant shall not be liable to the City Parties under this indemnity to the extent the
9 Damages incurred by any of the City Parties in such Action(s) are a result of the City
10 Parties' fraud, intentional misconduct or gross negligence in connection with issuing
11 the Entitlements. The applicant shall execute an agreement to indemnify, protect,
12 defend, and hold the City harmless as stated herein within five (5) days of approval of
13 PPD No. 2025-0011.

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6. In accordance with the provisions of Government Code Section 66020(d)(1), the
15 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
16 subject to protest by the applicant at the time of approval or conditional approval of
17 the Project or within 90 days after the date of the imposition of the fees, dedications,
18 reservations, or exactions imposed on the Project.
7. The Project shall comply with all Conditions of Approval contained within CDP No.
19 2025-0006.
8. The Project associated with PPD No. 2025-0011 shall comply with all applicable
20 sections of the Foothill Central Specific Plan, the Rialto Municipal Code, and all other
21 applicable State and local laws and ordinances.
9. The applicant shall submit full architectural and structural plans with all mechanical,
22 electrical, and plumbing plans, structural calculations, truss calculations and layout,
23 rough grading plans approved by Engineering Services Department, Water Quality
24 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and
25 Title 24 Energy Calculations to the Building Division for plan check and review, prior to
26 the issuance of building permits.
10. The applicant shall provide a Scope of Work on the title page of the architectural plan
27 set. The Scope of Work shall call out all work to be permitted (ex. Main structure,
28 perimeter walls, trash enclosure, etc.).
11. The applicant shall design the structures in accordance with the 2025 California
Building Code, 2025 California Mechanical Code, 2025 California Plumbing Code, and
the 2025 California Electrical Code, 2025 Residential Code and the 2025 California
Green Buildings Standards adopted by the State of California.
12. The applicant shall design the structures to withstand ultimate wind speed of 130 miles
per hour, exposure C and seismic zone D.

1 13. The applicant shall comply with all requirements of Chapter 15.28 (Fire Code) of the
2 Rialto Municipal Code.

3 14. Prior to issuance of a business license, the applicant shall provide a security plan to the
4 Rialto Police Department. The plan shall include the following:

5 a. A description outlining prevention and deterrence of criminal activity at the site.
6 Includes onsite staff presence, hours of operation that avoid overnight access,
7 lighting, and signage.

8 b. A detailed camera and monitoring plan. Identify proposed surveillance systems
9 that will provide continuous coverage of the facility including camera
10 placement, monitoring capabilities, and connection to FUSUS.

11 c. A maintenance plan for routine cleaning and waste removal. Include frequency
12 of site clean-up, who will be responsible, and how you plan to handle overflow
13 or illegal dumping situations.

14 d. Provide a circulation and access plan that addresses how users, delivery vehicles,
15 and emergency services will safely access and exit the site. Include traffic flow
16 diagrams, turning radii for vehicles, and any mitigation measures to reduce
17 congestion or blockage.

18 15. The applicant shall install any surveillance camera systems required by the Rialto Police
19 Department approved Security Plan, prior to the issuance of a business license.

20 16. Prior to occupancy, the name and phone number of the facility operator and hours of
21 operation shall be posted on the kiosk.

22 17. The applicant shall install security cameras on the Site that cover the area of the bin, to
23 the satisfaction of the Rialto Police Department, prior to issuance of a business license.

24 18. The applicant shall comply with all Federal, State, and local laws and regulations.

25 19. The applicant shall comply with the construction requirements of Title 24, Parts 1-12
26 respectively.

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1 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
2 adoption of this resolution and thereupon the same shall take effect and be in force.

3 PASSED, APPROVED AND ADOPTED this 4th day of February, 2026.

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7 MICHAEL E. STORY, CHAIR
8 CITY OF RIALTO PLANNING COMMISSION
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