

# **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](mailto: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](mailto: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

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

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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*

<b>Location</b>	<b>Existing Land Use</b>	<b>Zoning</b>
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*

<b>Location</b>	<b>General Plan Designation</b>
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:

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

#### *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:

<b>Criteria</b>	<b>Requirement</b>	<b>Provided</b>	<b>Meets Code</b>
Site size	2-acre min.	7.49 acre	Yes

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 building	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,

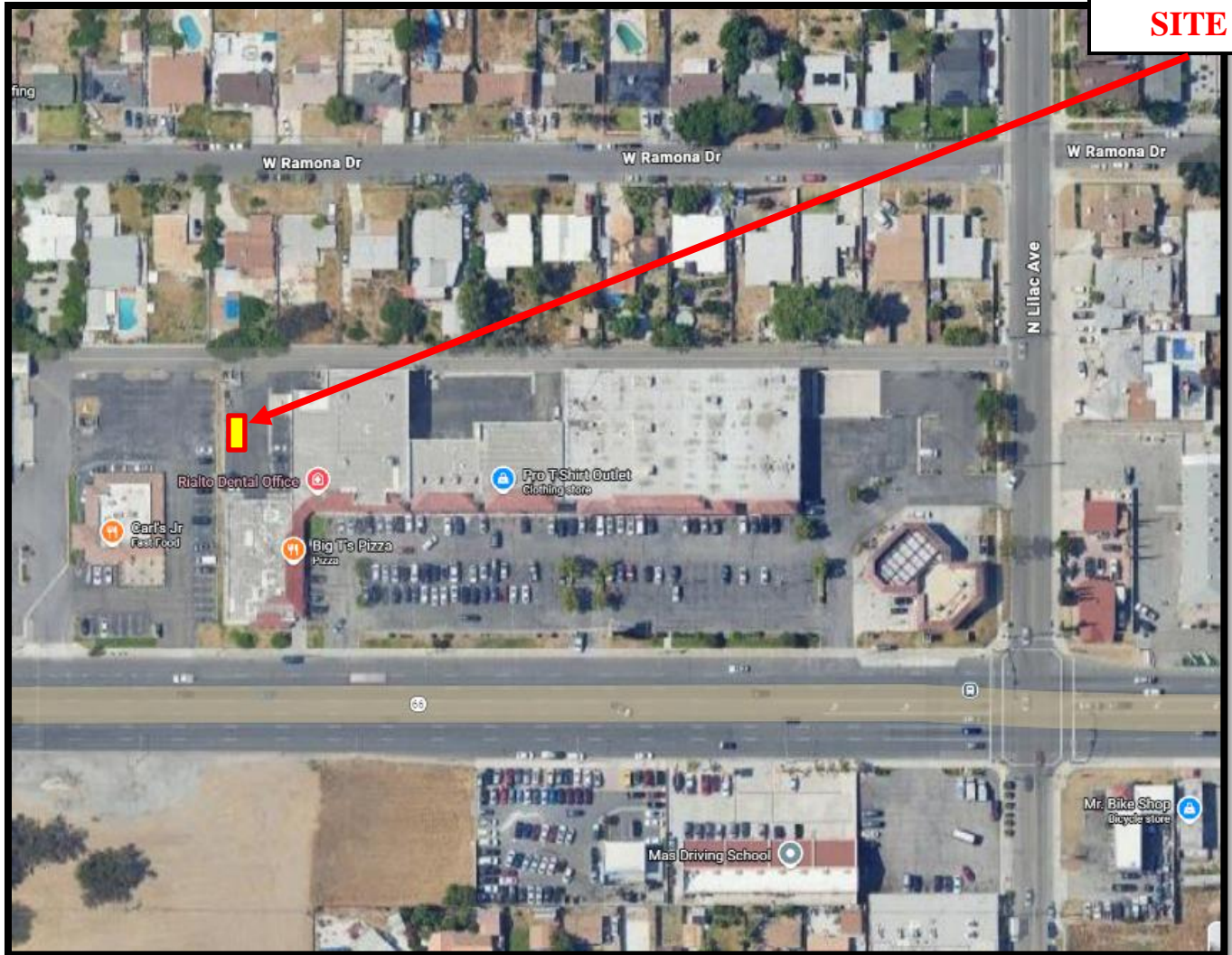


based upon the findings and subject to the conditions therein; and


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.

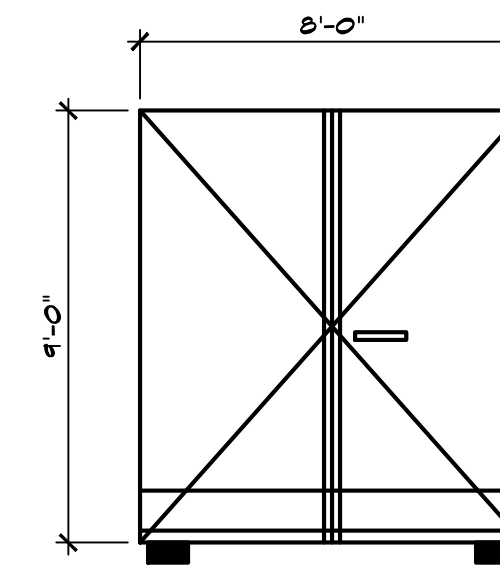
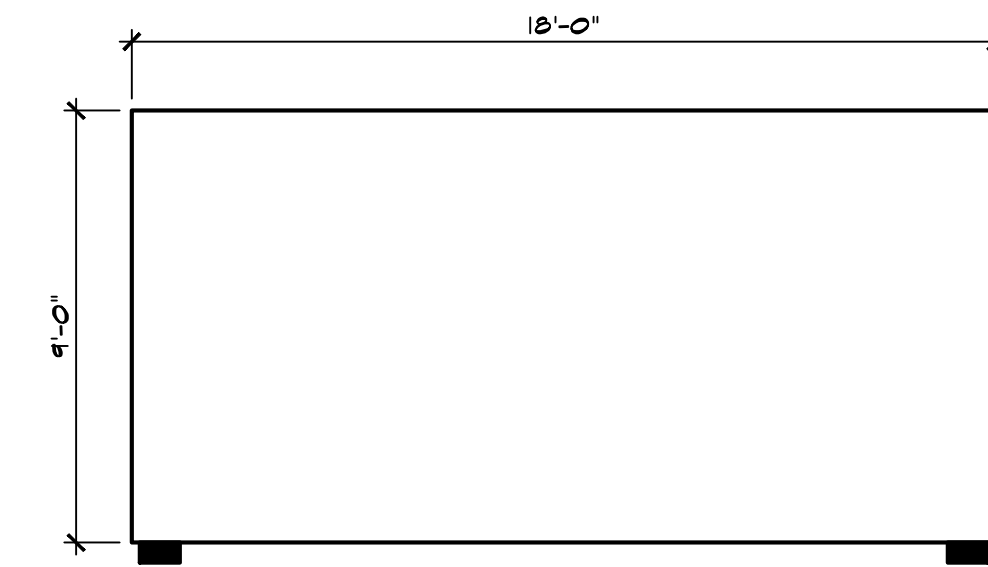
## Project Location Map

**PROJECT  
SITE**





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



## 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 PUMPING.
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  
ALL ACCESS, ENTRY, EXIT, TRAFFIC, AN EXITS  
ALLEY IS USED FOR ACCESS THAT IS RARELY USED FOR THE  
CENTER ( NO TRAFFIC ).

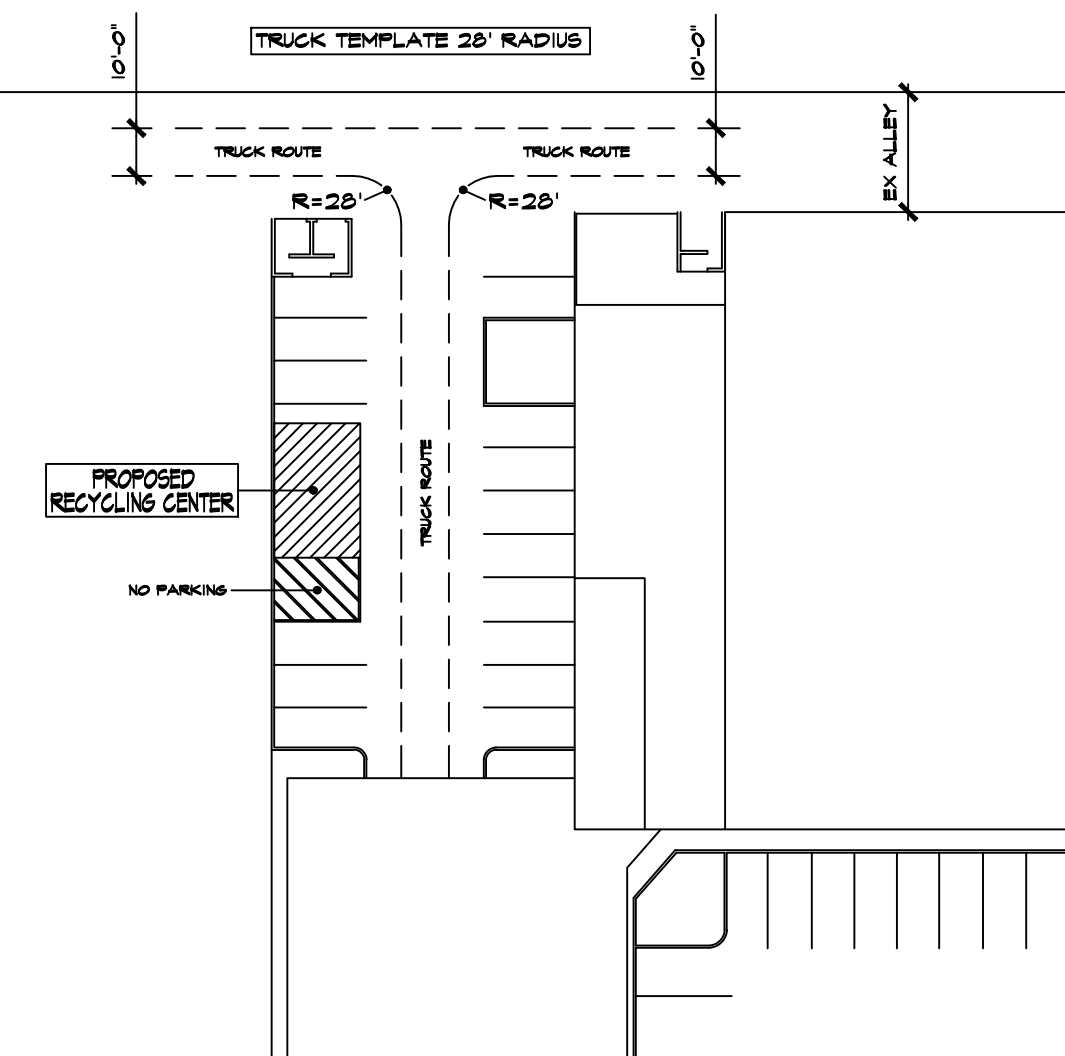
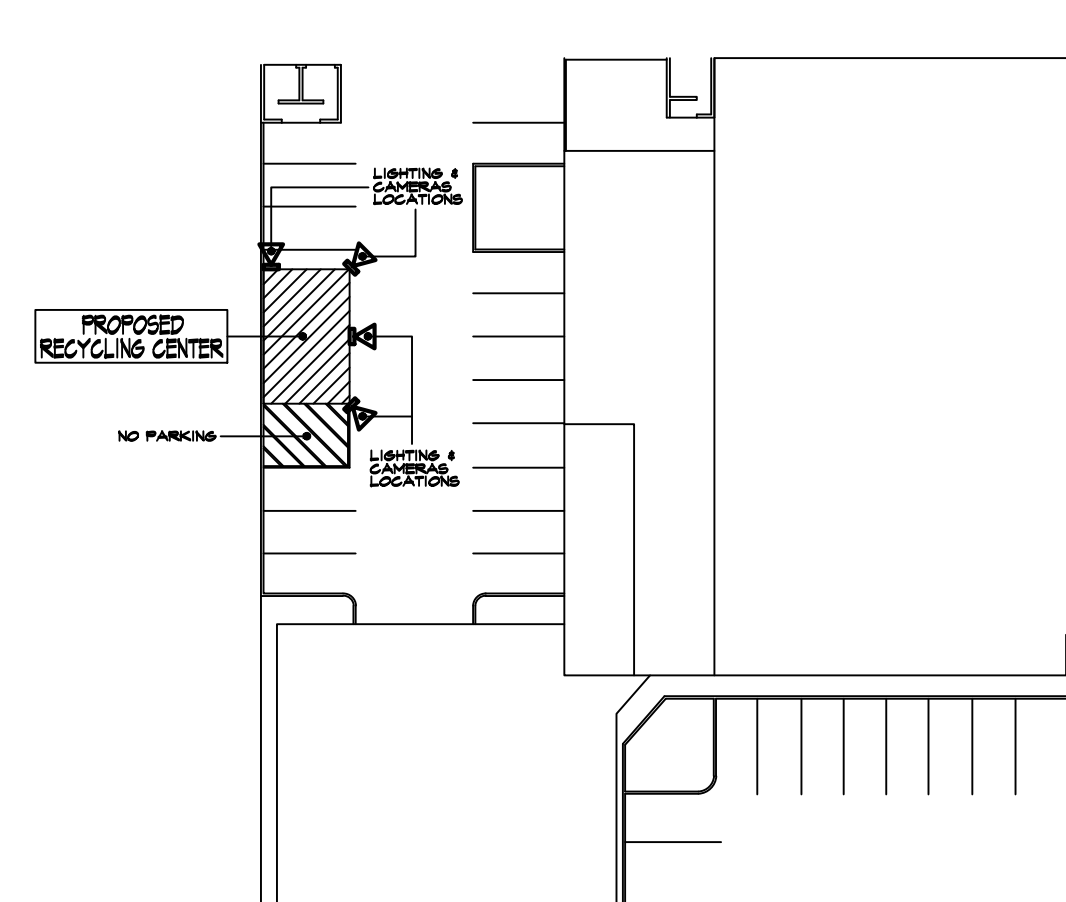
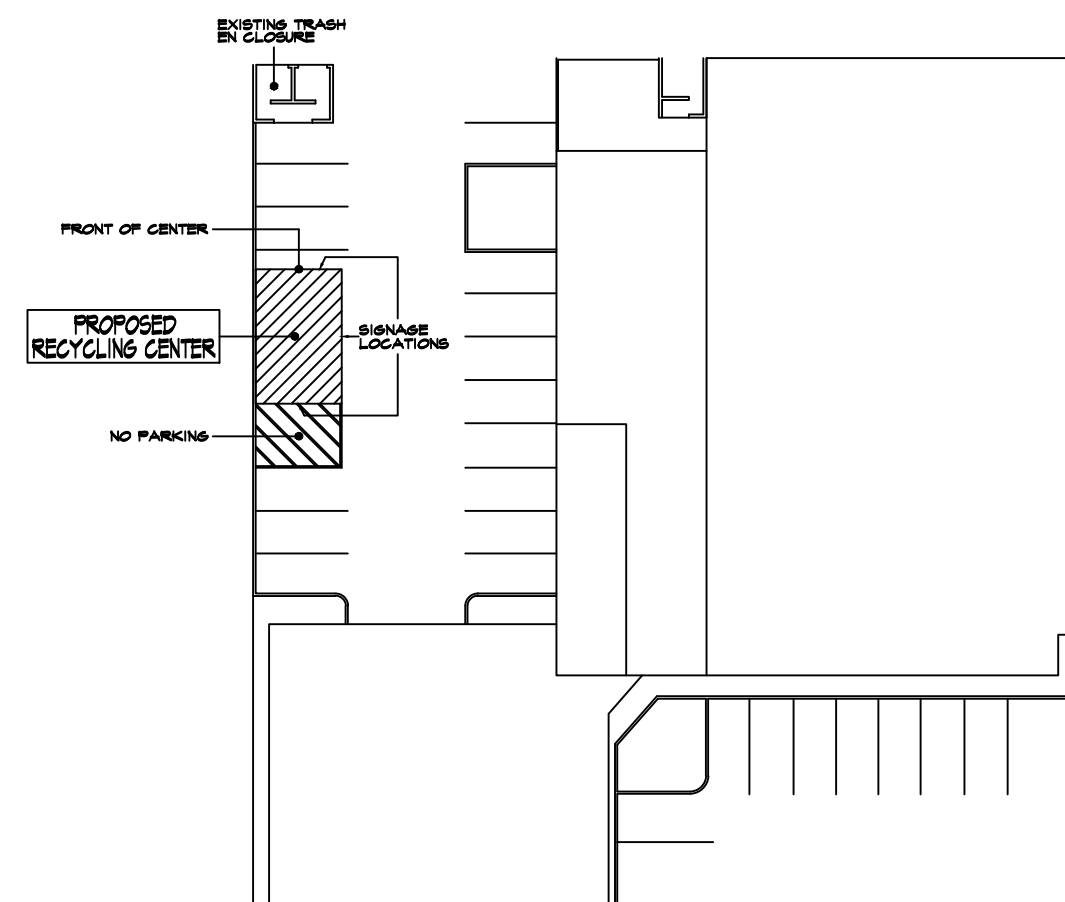
PARKING ANALYSIS FOR  
560-592 FOOTHILL BLVD  
RIALTO, CA 92376

UNIT NO.	OCCUPANT	S.F.	PARKING ANALYSIS
560	VACANT	3,205	0
564	FRO T-SHIRT OUTLET	2,115	1030 = 7 SPACES
570	NAIL & SPA	1,603	250 = 7 SPACES
572	VACANT	1,112	0
576	BARBER SHOP	929	250 = 7 SPACES
578	VACANT	1,064.0	0
580	DENTIST	817	250 = 4 SPACES
582	VACANT	817	0
584	BAKERY	1,247	250 = 6 SPACES
586	WATER STORE	1,080	1030 = 4 SPACES
588	PIZZA	1,080	125 = 4 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 18.50 TITLE 18 ZONING



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*

## PROJECT

RECYCLING  
CENTER

**TITLE**

## DETAILS

**SHEET NO.**

*A-1.0*

DATE PRINTED

12-04-25 E.A.



REVISIONS	DRAWN	CHECKED	DATE
1	M.O.	A.A.	12/03/25

A.K.A. & ASSOCIATES INC.  
BUILDING DESIGNERS / ENGINEERS  
4344 LATHAM STREET, SUITE 220  
RIVERSIDE, CA 92501 (951) 684-4222

PROJECT

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

SIGNED 04-16-25

PROJECT

RECYCLING CENTER

TITLE

SITE PLAN

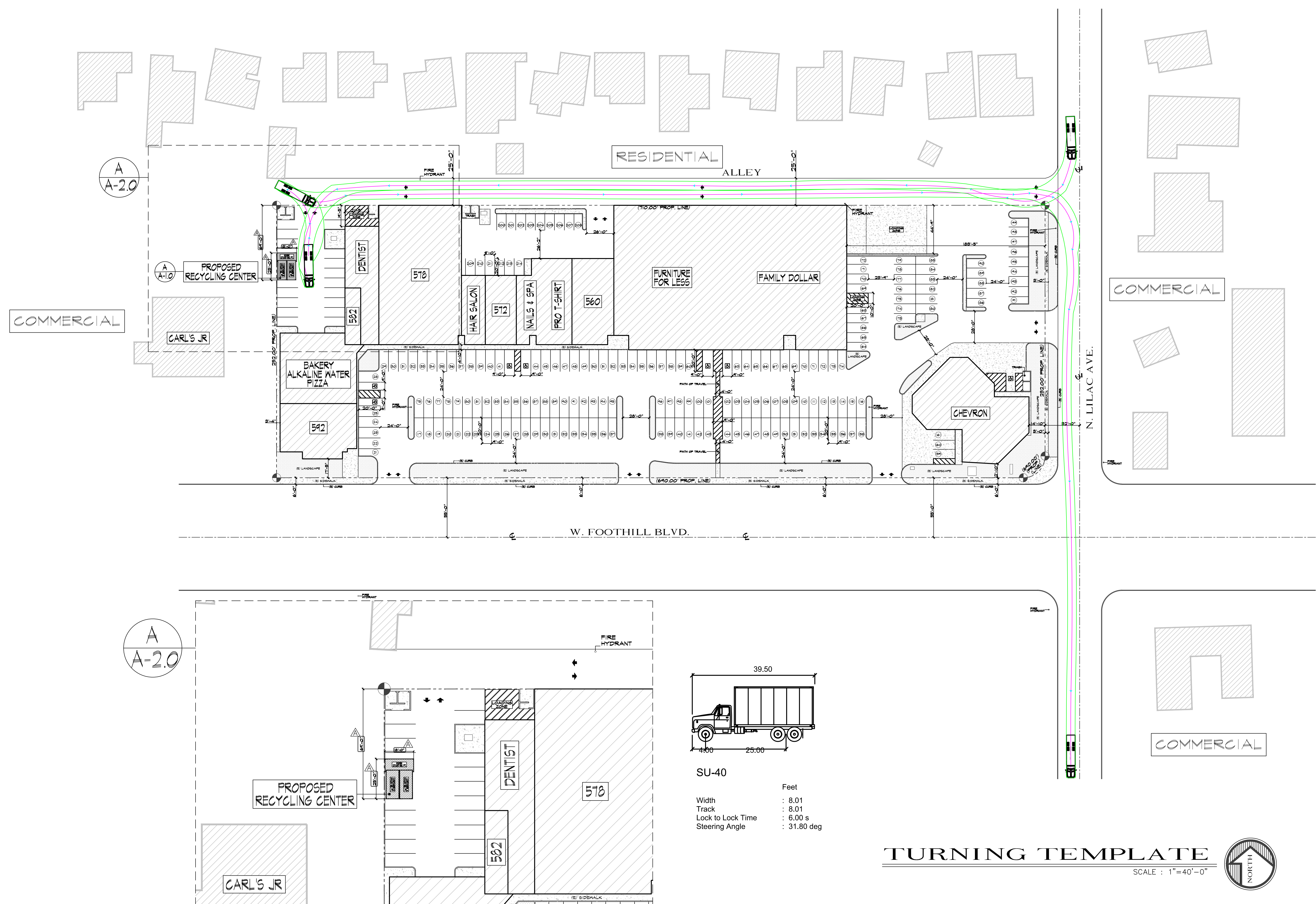
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DATE PRINTED

12-04-25 E.A.

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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  
20 Redemption Value for beverage containers. Currently, there is only one other active small  
21 recycling collection center in the City of Rialto.

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

- 24 • Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates.  
25 Achieve maximum waste recycling in all sectors of the community: residential,  
26 commercial, industrial, institutional, and construction.
- 27 • Policy 2-34.1: Develop programs that promote a reuse and recycling throughout  
28 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.

2. The proposed use and development will not be detrimental or injurious to health, safety, or general welfare of persons residing or working in the vicinity; 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, which permits recycling facilities subject to a Conditional Development Permit. To the north of the site are single family residences zoned Single Family Residential (R-1C). The Project is approximately 68 feet from the residential zone, exceeding the 50 foot minimum distance between small collection facilities and residential uses or structures required by Chapter 18.108.040.3. The properties to the south (across West Foothill Boulevard) are vacant parcels. The properties to the east and west are existing commercial uses. The properties to the south, east, and west are zoned FMUZ. The Project is consistent with the FMUZ and the surrounding land uses.

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

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

*This finding is supported by the following facts:*

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 on the west side of an approximate 7,372 square-foot parking lot in the northwest corner area of an existing commercial shopping center with commercial buildings, parking areas, landscaping, and street access to West Foothill Boulevard and North Lilac Avenue. The site's 221 parking 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  
every extent practical and any remaining adverse effects shall be outweighed by the  
benefits conferred upon the community or neighborhood as a whole.

*This finding is supported by the following facts:*

The Project's effects will be minimized through the implementation of the Conditions of  
Approval contained herein. The Project will provide a recycling opportunity for the  
general public to redeem California Redemption Value for beverage containers. The  
Project will benefit the community by filling a recycling service void. The Project will  
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)  
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 (5) days of approval of  
CDP No. 2025-0006.

- 13 5. In accordance with the provisions of Government Code Section 66020(d)(1), the  
14 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
15 subject to protest by the applicant at the time of approval or conditional approval of  
16 the Project or within 90 days after the date of the imposition of the fees, dedications,  
reservations, or exactions imposed on the Project.
- 17 6. All operations shall be conducted only between the hours of 9:00 a.m. and 4:30 p.m.  
18 Monday through Sunday.
- 19 7. The use shall be limited to collection of California Redemption Value (CRV) aluminum,  
20 plastic, and glass. All materials accepted, secured, or otherwise received at the site shall  
21 qualify as recyclable material under California Law and Chapter 18.108 (Regulations of  
Recycling Facilities) of the Rialto Municipal Code for small collection facilities.
- 22 8. All drive aisles shall be kept clear of free of obstructions at all times. The operator shall  
23 be responsible for ensuring that vehicles do not block drive aisles.
- 24 9. The applicant shall keep the exterior of the facility and the immediate surrounding area  
25 clear of any graffiti, debris, trash, clothing items, etc. at all times.
- 26 10. All areas of the site and street frontage shall be kept free of litter and any undesirable  
27 material daily. No materials may be stored outside the facility or left unattended.
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11. The applicant shall install a “No Dumping” sign in a conspicuous place on the Site, prior to the issuance of a business license. The sign shall state that no material shall be left outside the recycling containers at any time.
12. Prior to occupancy, the applicant shall provide a 24-hour contact phone number for maintenance services on the exterior face of the facility. The phone number placement on the exterior face of the bin shall be in the form of vinyl numbering with a minimum height of four (4) inches.
13. Prior to occupancy, the hours of operation shall be posted on the kiosk.
14. Power-driven processing equipment shall not be permitted.
15. Hazardous materials shall not be received or processed within the facility at anytime.
16. The applicant shall provide a quarterly report to the Director of Public Works identifying the type and amount of material 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).
17. In order to protect the public health, safety, and well-being, and to prevent the spread 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.
18. The applicant may utilize any person, organization or other entity for the collection and processing of CRV recyclable materials provided that the applicant does not pay 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.
19. Prior to commencing activities, the applicant must provide the City with the contract used to sell or donate non-organic recyclables demonstrating that the collection, processing or transportation service shall be provided free of charge. Additional documents including but not limited to monthly statements, invoices, and weight tickets shall be submitted via email to Amy Crow [acrow@rialtoca.gov](mailto: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.
20. Violations of the Rialto Municipal Code or CDP No. 2025-0006 may be enforced in any manner authorized by law, including but not limited to an administrative citation, criminal citation, nuisance abatement action, revocation, or civil action. Charges for 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:

- a. Cease using the person, organization or other entity in violation of the Rialto Municipal Code, or
  - b. Enroll in the recycling service required or provided by the City of Rialto's solid waste franchisee for solid waste handling services, as applicable.
21. Records obtained shall be subject to the requirements and applicable disclosure exemptions of the Public Records Act as set forth in Government Code Section 6250 et seq. pursuant to Rialto Municipal Code Section 8.08.700 C.
22. Prior to issuance of a business license, the applicant shall provide a security plan to the Rialto Police Department. The plan shall include the following:
  - a. A description outlining prevention and deterrence of criminal activity at the site. Includes onsite staff presence, hours of operation that avoid overnight access, lighting, and signage.
  - b. A detailed camera and monitoring plan. Identify proposed surveillance systems that will provide continuous coverage of the facility including camera placement, monitoring capabilities, and connection to FUSUS.
  - c. A maintenance plan for routine cleaning and waste removal. Include frequency of site clean-up, who will be responsible, and how you plan to handle overflow or illegal dumping situations.
  - d. Provide a circulation and access plan that addresses how users, delivery vehicles, and emergency services will safely access and exit the site. Include traffic flow diagrams, turning radii for vehicles, and any mitigation measures to reduce congestion or blockage.
23. The applicant shall install any surveillance camera systems required by the Rialto Police Department approved Security Plan, prior to the issuance of a business license.
24. The applicant shall obtain all necessary approvals and operating permits from all Federal, State, County, and local agencies prior to the issuance of a Certificate of Occupancy.
25. If the applicant fails to comply with any of the Conditions of Approval placed upon CDP No. 2025-0006, the Planning Commission may initiate proceedings to revoke CDP No. 2025-0006 in accordance with the provisions of sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. CDP No. 2025-0006 may be revoked, suspended or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:

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

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

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

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15 MICHAEL E. STORY, CHAIR  
16 CITY OF RIALTO PLANNING COMMISSION  
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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.

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

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

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

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

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

15 The Project complies with Chapter 18.108 of the Rialto Municipal Code and is  
16 conditioned to ensure compliance with all Federal, State, and local laws and regulations.  
17 It will be located within an existing 4.08-acre retail shopping center. The approximate  
18 415-square foot collection facility will utilize no more than five parking spaces in west  
19 side of the northwest parking lot of the site shopping center in excess of 50 feet from the  
20 residentially zoned property. The recycle material collected will be stored and screened  
21 within an enclosed material container.

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

28 *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  
5 or welfare of the general public; and

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

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

- 21 4. The development will not substantially interfere with the orderly or planned  
22 development of the City of Rialto.

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

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

28 SECTION 3. Based on the forgoing and 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 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 Planning Commission directs the Planning Division to file the  
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  
attached herein as Exhibit A, subject to the Conditions of Approval contained herein.
- 10       2. The approval of PPD No. 2025-0011 is granted for a one (1) year period from the date  
11 of approval. Approval of PPD No. 2025-0011 will not become effective until the  
12 applicant has signed a Statement of Acceptance acknowledging awareness and  
13 acceptance of the required Conditions of Approval contained herein. Any request for an  
extension shall be reviewed by the Community Development Director and shall be  
14 based on the progress that has taken place toward the development of the Project.
- 15       3. The small collection recycling facility associated with PPD No. 2025-0011 shall  
16 conform to the site plan, floor plan, and elevations attached hereto as Exhibit A, except  
as may be required to be modified based on the Conditions of Approval contained  
17 herein.
- 18       4. City inspectors shall have access to the site to reasonably inspect the site during  
normal working hours to assure compliance with these conditions and other codes.
- 19       5. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
20 and/or any of its officials, officers, employees, agents, departments, agencies, and  
instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
21 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
22 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
23 and other such procedures), (collectively "Actions"), brought against the City, and/or  
any of its officials, officers, employees, agents, departments, agencies, and  
24 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  
25 its officials, officers, employees, agents, departments, agencies, and instrumentalities  
thereof (including actions approved by the voters of the City), for or concerning the  
26 Project (collectively, the "Entitlements"), whether such Actions are brought under the  
California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
27 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,  
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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.

- 14 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.
- 19 7. The Project shall comply with all Conditions of Approval contained within CDP No.  
20 2025-0006.
- 21 8. The Project associated with PPD No. 2025-0011 shall comply with all applicable  
22 sections of the Foothill Central Specific Plan, the Rialto Municipal Code, and all other  
23 applicable State and local laws and ordinances.
- 24 9. The applicant shall submit full architectural and structural plans with all mechanical,  
25 electrical, and plumbing plans, structural calculations, truss calculations and layout,  
26 rough grading plans approved by Engineering Services Department, Water Quality  
27 Management Plan, Erosion Control Plan, Stormwater Pollution Prevention Plan, and  
28 Title 24 Energy Calculations to the Building Division for plan check and review, prior to  
the issuance of building permits.
10. The applicant shall provide a Scope of Work on the title page of the architectural plan  
set. The Scope of Work shall call out all work to be permitted (ex. Main structure,  
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.

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- 2 13. The applicant shall comply with all requirements of Chapter 15.28 (Fire Code) of the
- 3 Rialto Municipal Code.
- 4 14. Prior to issuance of a business license, the applicant shall provide a security plan to the
- 5 Rialto Police Department. The plan shall include the following:
- 6 a. A description outlining prevention and deterrence of criminal activity at the site.
- 7 Includes onsite staff presence, hours of operation that avoid overnight access,
- 8 lighting, and signage.
- 9 b. A detailed camera and monitoring plan. Identify proposed surveillance systems
- 10 that will provide continuous coverage of the facility including camera
- 11 placement, monitoring capabilities, and connection to FUSUS.
- 12 c. A maintenance plan for routine cleaning and waste removal. Include frequency
- 13 of site clean-up, who will be responsible, and how you plan to handle overflow
- 14 or illegal dumping situations.
- 15 d. Provide a circulation and access plan that addresses how users, delivery vehicles,
- 16 and emergency services will safely access and exit the site. Include traffic flow
- 17 diagrams, turning radii for vehicles, and any mitigation measures to reduce
- 18 congestion or blockage.
- 19 15. The applicant shall install any surveillance camera systems required by the Rialto Police
- 20 Department approved Security Plan, prior to the issuance of a business license.
- 21 16. Prior to occupancy, the name and phone number of the facility operator and hours of
- 22 operation shall be posted on the kiosk.
- 23 17. The applicant shall install security cameras on the Site that cover the area of the bin, to
- 24 the satisfaction of the Rialto Police Department, prior to issuance of a business license.
- 25 18. The applicant shall comply with all Federal, State, and local laws and regulations.
- 26 19. The applicant shall comply with the construction requirements of Title 24, Parts 1-12
- 27 respectively.
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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