

City of Rialto



Regular Meeting - Final

Wednesday, September 17, 2025

REGULAR MEETING - 6:00 P.M.

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

Planning Commission

Jerry Gutierrez

John Peukert

Artist Gilbert

Dale Estvander

Frank Gonzales

Two (2) Vacancies

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 Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-25-0642](#) Minutes from the September 3, 2025 Planning Commission meeting.

Attachments: [Planning Commission Meeting Minutes from September 3, 2025](#)

Public Hearings

[PC-25-0629](#)

Conditional Development Permit No. 2023-0007, Precise Plan of Design No. 2023-0006, & Environmental Assessment Review No. 2023-0010: A request to allow the development and operation of a truck terminal facility consisting of a 172,445 square foot cross-dock truck terminal building, a 18,700 square foot fleet maintenance building, and associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 45.7 acres of land (APN: 0258-141-18) located on the south side of Santa Ana Avenue approximately 1,800 feet east of Riverside Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan. An Environmental Impact Report has been prepared for consideration in conjunction with Conditional Development Permit No. 2023-0007 and Precise Plan of Design No. 2023-0006, in accordance with the California Environmental Quality Act (CEQA).

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Truck Terminal Building Floor Plan](#)

[Exhibit D - Fleet Maintenance Building Floor Plan](#)

[Exhibit E - Exterior Elevations](#)

[Exhibit F - Landscape Plans](#)

[Exhibit G - Traffic Study](#)

[Exhibit H - EDC Minutes \(January 30, 2025\)](#)

[Exhibit I - Draft Environmental Impact Report](#)

[Exhibit J - Final Environmental Impact Report](#)

[Exhibit K - Draft Resolution for EAR No. 2023-0010](#)

[Exhibit L - Draft Resolution for CDP No. 2023-0007](#)

[Exhibit M - Draft Resolution for PPD No. 2023-0006](#)

Action Items

None.

Acknowledgement of Outgoing Commissioners

New Commissioner Orientation with the City Clerk and City Attorney

Election of Commission Chair and Vice-Chair

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment