

City of Rialto

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



Regular Meeting - Final

Thursday, March 26, 2026

REGULAR MEETING - 1:00 PM

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

Economic Development Committee

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

Any person wishing to address the Economic Development Committee on any items on the agenda, or any other matter, is invited to do so at this time. At the Committee's discretion, matters brought before the Committee that are not on the agenda may be referred to staff. (Government Code Section 54954.3(a)).

REVIEW/APPROVAL OF MINUTES

[EDC-26-0152](#) Minutes from the January 29, 2026 Economic Development Committee meeting.

Attachments: [Minutes to the January 29, 2026 Economic Development Committee Meeting](#)

PRESENTATIONS

None.

REPORTS/DISCUSSION ITEMS

[EDC-26-0173](#) Overview and Discussion of San Bernardino Council of Governments (SBCOG) Housing Trust Program

Attachments: [Housing Trust FAQ](#)

[EDC-26-0168](#) Discussion on In-Lieu Fee Program for Undergrounding Utilities.

[EDC-26-0187](#) Planning Entitlement and Building & Safety Plan Review Status Reports

Attachments: [Planning Entitlement Status Report](#)
[Building & Safety Plan Review Status Report](#)

UPCOMING MEETING/FUTURE DISCUSSION ITEMS

ADJOURNMENT



City of Rialto

Legislation Text

File #: EDC-26-0152, **Version:** 1, **Agenda #:**

Minutes from the January 29, 2026 Economic Development Committee meeting.



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, January 29, 2026**

Call to Order/Roll Call

1:00 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Mayor Pro Tem Ed Scott

CITY/AGENCY STAFF PRESENT

Tanya Williams, City Manager
Eric Vale, City Attorney
Christina Taylor, Community Development Director
Paul Guerrero, Economic Development Manager
Daniel Casey, Community Development Director
Chris Jensen, Acting Fire Department Chief
Matt Bennett, City Engineer
Jay Garcia, Chief Building Official (Entered at 1:45 PM)
Kim Dame, Administrative Analyst
Abe Abdelnour, Administrative Analyst
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

A member of the public asked whether the Water Rate Increase would be discussed at this meeting. Staff confirmed it would not be discussed; the individual stated they were in the wrong meeting and left.

REVIEW/APPROVAL OF MINUTES

Minutes from the October 30, 2025, EDC Meeting. – Approved

REPORTS/DISCUSSION ITEMS

EDC-26-0050

Update on Surplus Land Act Properties

Presented by Christina Taylor

Committee Comments/Questions/Recommendations:

Staff reported that City Council previously declared 41 properties as surplus land (vacant lots, parking lots, and vacant commercial buildings) and initiated the Surplus Land Act process. The mandated 60-day interest period ended in December and staff received correspondence from two interested parties. One party identified interest in approximately 12 parcels; the second party did not identify specific parcels. Staff attempted follow-up to confirm interest and negotiate terms but has not received further correspondence as of this meeting. Staff noted the 90-day negotiation window remains open until approximately March 5, 2026, and if there is no response or agreement, the City may proceed with alternative actions for the properties.

Committee members requested that staff provide the specific list of parcels in which the interested party expressed interest and to report back regarding whether those parties intend to proceed. The Committee discussed potential next steps, including offering parcels on the open market to private developers, issuing a Request for Proposal (RFP) and/or pursuing City partnerships where appropriate. Members noted that City partnerships may trigger prevailing wage requirements and asked staff to outline Surplus Land Act requirements that could effect development (including any affordable housing obligations).

The Committee also discussed potential City facilities needs and possible interim or long-term options for City Hall functions, including exploring the feasibility of leasing or purchasing a nearby vacant warehouse for temporary or future municipal use and directing staff to reach out to the property owner regarding availability and terms. Members emphasized the importance of advancing downtown development and noted that higher-density and transit-oriented development may be appropriate for parcels adjacent to Metrolink.

EDC-26-0050

Update on International Council of Shopping Centers (ICSC) 2026 Conference

Presented by Christina Taylor and Kim Dame

Committee Comments/Questions/Recommendations:

Staff requested feedback on booth display concepts for the upcoming ICSC convention. Staff reported that three vendors responded to a request for quote; two vendors are awaiting design direction before providing final pricing. Staff also noted ongoing updates to photos, brochures, giveaways, and outreach to property owners regarding vacancy and opportunity site information to be represented at the convention.

Committee members provided direction to prioritize a modern design with improved privacy for meetings, functional seating, and clear branding visibility. Members expressed

a preference for concepts that include privacy elements and a more enclosed layout (while retaining openness where appropriate), as well as a preference for white furniture over black. Staff was directed to refine the preferred concept(s), incorporate additional display/branding opportunities, and proceed with vendor coordination. The Committee also identified target industries and outreach priorities, including grocery retailers, restaurants, and key broker relationships, and discussed continued interest in the proposed Northgate project and associated development challenges.

EDC-26-0049

Planning Entitlement and Building & Safety Plan Review Status Reports

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Staff provided an updated project list and summarized changes since the prior meeting, including completed projects and new applications. The Committee discussed multiple active and prospective projects, including updates to prior industrial/warehouse projects, proposed EV charging stations at the Jackson Shell station, a proposed McDonald's at Foothill and Acacia, and a proposed car wash at the former Bank of America site on Baseline.

Committee members requested confirmation of outstanding construction items for completed projects where applicable and discussed concerns about the number of new car wash proposals. The Committee requested follow-up regarding ordinance and training requirements related to massage establishments and asked staff to coordinate with relevant departments before additional establishments are approved.

Staff addressed resident questions related to the Olive Grove project, including clarification that River Ranch Parkway is a City street and that internal streets for Olive Grove would be privately maintained by an HOA but not gated. Staff noted plans to coordinate an additional community meeting and to prepare responses to public comments collected during environmental review.

Upcoming Meetings/Other Discussion Items:

The Committee discussed whether to hold a February meeting. Staff noted that several items could be deferred, including the Surplus Land follow-up and a program overview; the Committee agreed to hold the next meeting in March. Members requested that staff pursue discussions with interested property owners regarding the commercial component

of a separate project area and continue coordination on public safety facility planning issues discussed during the meeting.

ADJOURNMENT

Meeting adjourned at 2:14 P.M.



City of Rialto

Legislation Text

File #: EDC-26-0173, **Version:** 1, **Agenda #:**

For the Economic Development Committee Meeting of March 26, 2026

TO: Honorable Economic Development Committee Members

FROM: Christina Taylor, Community Development Director

Overview and Discussion of San Bernardino Council of Governments (SBCOG) Housing Trust Program

RECOMMENDATION

Staff recommend the Economic Development Committee hold discussion and advise staff on participation in the Housing Trust Program and joining the Joint Powers Authority (JPA).

BACKGROUND

The City of Rialto is one of twenty-five member agencies of the San Bernardino Council of Governments (SBCOG). On April 5, 2023, the SBCOG Board of Directors authorized staff to begin the process of establishing the San Bernardino Regional Housing Trust (SBRHT), including the establishment of a new Joint Powers Authority.

A housing trust fund is a program or independent organization that raises funding dedicated to housing construction, preservation, and rehabilitation, often concentrated on affordable housing, homeless housing services, down payment assistance, gap financing, supporting housing trusts, and related activities.

ANALYSIS/DISCUSSION

The Administrative Plan, for the Housing Trust will be developed in consultation with participating member jurisdictions. It will establish protocols for the trust fund, including determining the types of projects and programs it will fund, set goals to guide the Trust's activities, stipulate membership requirements for participating jurisdictions, establish preferences for reinvesting allocations within the jurisdiction, outline SBCOG's administrative responsibilities, and create a Board of Directors.

There is a cost to cities to participate in the Housing Trust. Approximately \$230k in contributions from member agencies will fund administration of the Trust. Member dues will be based on a combination of factors, such as the jurisdiction's population, jobs, and anticipated growth and may range from \$1,500 to \$50,000, depending on which factors are selected, how many jurisdictions choose to participate, and other local characteristics.

The Housing Trust will seek funding from State and Federal sources, private and philanthropic contributions, grants and loans and strategic partnerships to fund projects.

SBCOG is looking to finalize agency participation in the JPA by May 2026. If the City is to join the

JPA, staff would bring forward an item to City Council, to authorize participation.

GENERAL PLAN CONSISTENCY

Goal 6-1: Maintain and improve the quality of existing housing and neighborhoods in Rialto.

Goal 6-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

Goal 6-3: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.

ATTACHMENTS

SBCOG Housing Trust FAQ

FREQUENTLY ASKED QUESTIONS

1 What is a housing trust fund?

A housing trust fund is a program or independent organization that raises funding to dedicate to housing construction, preservation, and rehabilitation, often concentrated on affordable housing, homeless housing services, down payment assistance, gap financing, supporting housing trusts, and related activities. The goals of a housing trust are to create affordable housing and/or homelessness solutions by leveraging new funding sources.

2 How are housing trusts funded?

Housing trusts receive financial support from a variety of sources. Some of the most common categories of funding include dedicated funding from local jurisdictions, State and federal grants, bonds, and private donations. Importantly, there are significant funding sources that are only accessible to housing trusts.

3 What are the benefits of an affordable housing trust fund?

There are a variety of benefits of affordable housing trust funds. In general, they provide a variety of quality housing types and options for those who might otherwise struggle to afford it. This includes support for lower and middle-income earners such as teachers, service workers, warehouse and logistics personnel, and other essential workers. Depending on how they are administered, benefits can also include: providing housing and supportive services for individuals and families experiencing homelessness; bringing outside money to the region, not otherwise accessible; and improving the quality of existing affordable housing to improve quality of life for residents and neighbors. Effective housing trusts achieve these outputs by leveraging new funding sources, rather than redirecting existing funding sources.

4

How would administration of a housing trust fund work?

To maximize stability and access to funding sources, the housing trust fund would most likely be structured as a hybrid nonprofit-Joint Powers Authority (JPA). The housing trust could potentially leverage the administrative support and executive leadership of SBCOG to achieve efficiencies and would have oversight from its governing board. The trust would establish a JPA with those that choose to participate. SBCOG could administer the trust and the costs to the agency would be offset by the housing trust fund's resources.

5

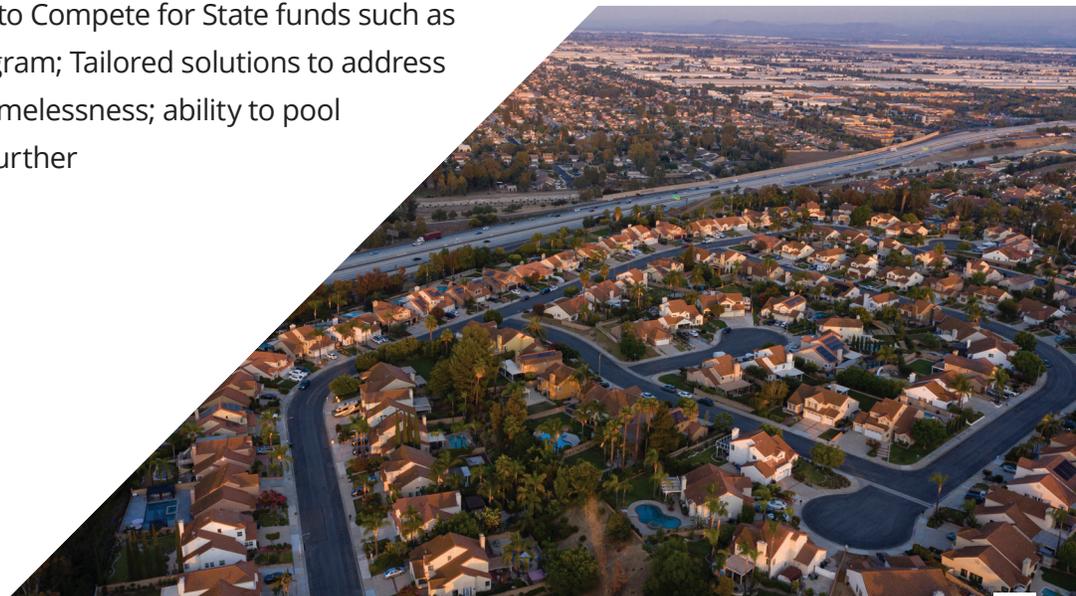
What agency is the best fit to administer a housing trust fund in the region?

SBCOG's existing staffing infrastructure is skilled in all requisite administrative areas including executive leadership, financial accounting, and administration, making SBCOG an ideal candidate for housing trust fund administration. The agency consists of representatives from 24 cities and towns, and the San Bernardino County Board of Supervisors. SBCOG focuses on regional matters and has a track record of achieving meaningful results. SBCOG's experience as a convening agency leaves them well-positioned to support the administration of a housing trust that works in close collaboration with other agencies to ensure that it complements existing efforts.

6

How does a housing trust fund enhance existing local and County affordable housing efforts?

A key differentiation is access to funding. Affordable housing trust funds are able to compete for additional funding local and county housing authorities are ineligible for. A primary function of the program will be to raise funds from new sources and operate programs that complement—and do not compete with—the work of existing agencies in the subregion. Furthermore, the flexibility and creativity granted to housing trusts using a nonprofit-JPA model increases program efficacy and opportunity while ensuring the trust is stable and resilient. Some of the key strategies that Housing Trusts can leverage include: Flexible sources of gap financing such as revolving loan funds; Ability to Compete for State funds such as the Local Housing Trust Program; Tailored solutions to address regional needs related to homelessness; ability to pool resources to help funds go further





7 Are there other housing trust funds in California?

Yes. There are at least 48 affordable housing trusts in California, whose members include more than 60 local jurisdictions. Housing trusts in Southern California include the West Hollywood Affordable Housing Trust Fund, the Orange County Housing Finance Trust, the Skid Row Housing Trust, the Santa Monica Citywide Housing Trust Fund, the County of Ventura Housing Trust Fund, the newly formed San Gabriel Valley Regional Housing Trust, and others.

8 How would a city or county join a regional housing trust fund?

A local government would take formal action to join the housing trust fund JPA by adopting a resolution at the local level. Following local approval, the administrating agency, potentially SBCOG, would approve their membership and certify that the jurisdiction has paid membership dues and is compliant with other membership requirements.

9 Are jurisdictions required to participate in the housing trust fund?

No. Participation in the housing trust fund is optional. The trust will require a minimum threshold for membership. If jurisdictions decide to join after the initial opt-in period, they will pay an additional joining fee, equal to the administrative fee. If a jurisdiction does not participate in the trust, it would not be eligible to receive any funding or program services the trust offers.

10 Can a local government opt out of the housing trust after it joins? If so, how does that work?

Yes. A participating member jurisdiction would have the ability to opt out of the housing trust and could do so by adopting a new resolution rescinding membership at the local level. The jurisdiction would be required to provide written notice of exit six months prior to start of a new fiscal year. If there is an existing project in that city, it would become responsible for administrative fees to manage that project.



Well-designed and well-managed affordable housing can have positive impacts on the surrounding community.

11 What are the costs of participating in a regional housing trust fund?

Based on research into successful programs across the state, SBCOG estimates that an affordable housing trust fund will require approximately \$230,000 in annual contributions from participating jurisdictions for the first five to ten years of operation until the fund achieves financial independence. Member dues will be based on a combination of factors, such as the jurisdiction's population, jobs, and anticipated growth and may range from \$1,500 to \$50,000, depending on which factors are selected, how many jurisdictions choose to participate, and local characteristics.

12 What funding source would local jurisdictions use to pay for member dues?

Jurisdictions can use any funding source to pay for member dues. One option is to use funding allocated through State grant programs. The funding source used for member dues is ultimately up to local discretion.

13 What would member dues be used for?

Membership dues would ensure ongoing revenues for trust operations and cover the administrative and staffing costs of establishing and growing the housing trust fund. These efforts would be primarily focused on fundraising and administering programs established to distribute monies to support housing in the subregion.

14 How will the housing trust ensure that affordable housing does not negatively impact home values or quality of life in the communities where it is constructed?

Just as poorly implemented developments can negatively impact communities, well-designed and well-managed affordable housing can have positive impacts on the surrounding community. SBCOG will work closely with experienced developers and agencies to make sure the program funding supports projects following best practices and planning for locally-appropriate housing solutions.

**15**

What kinds of programs and activities do housing trust funds operate?

Operations of the housing trust is determined through the development of an Administrative Plan which would establish a board of directors responsible for managing housing trust fund activities and goals. These approved activities could include new construction of affordable housing, predevelopment activities for affordable housing, down payment assistance for first-time homebuyers, preservation or rehabilitation of existing affordable housing, support for community land trusts, and establishment of housing and supportive services for people experiencing homelessness.

16

Are nonprofit organizations eligible for funding from housing trust fund programs?

Typically, nonprofit organizations are eligible for funding from the housing trust. Depending on the program, funding would likely be made available on a competitive basis, prioritizing funding for applicants demonstrating an ability to make best use of the funds, meaning that they are used to support the housing needs of the greatest number of households and/or households with the highest needs.

17

How long will it take for the housing trust to generate community benefits?

Housing trusts can serve as sustainable and reliable long-term solutions to housing issues. Based on existing housing trusts the regional housing trust is gleaning best practices from, the program is anticipated to achieve full stability in the first five to ten years of operation. However, depending on the availability of funding, stability may be achieved much sooner.

18

Are there restrictions to sources of funding?

Some State and local funding sources may have restrictions that require the funds to go towards affordable housing creation while limiting allowable administrative costs, requiring prevailing wage in development costs, or applying other conditions. These funding sources are often sizable so the trust would pursue them, but the program will also layer funding sources from unrestricted sources to cover program costs.

19

How will housing trust funds be allocated across the region?

Through the development of the Administrative Plan, the housing trust bylaws can establish a methodology for reinvesting allocations across the region. Allocation methodologies generally look to leverage funds to their greatest potential without posing absolute geographic restrictions on housing trust fund expenditures.

20 Why join a regional affordable housing trust fund instead of creating local funds?

Cities and counties can form their own housing trusts. However, most jurisdictions have limited staff, time, and funding to administer a housing trust fund. Similar to a regional approach to transportation, a regional housing fund will avoid unnecessary strain on the limited resources of local jurisdictions while leveraging the region's collaborative strengths, relieving the pressure of local housing needs through a regional approach to housing. It is anticipated that a regional housing trust will secure more funding to invest in the region than the aggregate of any individually managed local programs.

21 What is the Administrative Plan?

The Administrative Plan, to be developed in consultation with participating member jurisdictions, will establish protocols for the trust fund, including determining the types of projects and programs it will fund, setting goals to guide the Trust's activities, stipulating membership requirements for participating jurisdictions, establishing first preferences for reinvesting allocations within the jurisdiction or sub-area of origin without posing absolute geographic restrictions on housing trust fund expenditures, outlining SBCOG's administrative responsibilities, and creating a Board of Directors.

22 How can I support the affordable housing trust fund?

We need strong support from local government, elected leaders, and the business community to launch and grow a successful program. Let SBCOG know if you would like to help us grow support for the program.

23 What is the difference between a housing trust fund and community land trust?

A housing trust fund is similar to a community land trust (CLT), though they serve complementary, rather than duplicative purposes. CLTs are typically structured as nonprofit organizations that work to preserve housing affordability and support lower income families' ability to build wealth. A housing trust, by contrast, primarily serves to meet the gap funding needs of affordable housing. Housing trust activities can include support for CLTs through the acquisition and dedication of land or the production of housing.

24 Are all cities within the region eligible for Permanent Local Housing Allocation Funds?

No. County of San Bernardino PLHA allocation includes cities with populations smaller than 50,000 as well as unincorporated areas of San Bernardino County. It is the County's responsibility to utilize those funds.





City of Rialto

Legislation Text

File #: EDC-26-0168, **Version:** 1, **Agenda #:**

For the Economic Development Committee Meeting of March 26, 2026

TO: Honorable Economic Development Committee Members

FROM: Christina Taylor, Community Development Director

Discussion on In-Lieu Fee Program for Undergrounding Utilities.

RECOMMENDATION

Staff recommend that the Committee hold discussion and provide direction to staff.

BACKGROUND

The City of Rialto Municipal Code Chapter 15.32 Underground Utilities establishes the requirements for new and existing development as it pertains to the installation or relocation of electrical, telephone, cable and other similar service lines. This code requires all electrical distribution lines of sixteen thousand volts or less, telephone, cable antenna television, and similar service wires or cables, which provide direct service to a property being developed, to be installed underground.

There are a few exceptions:

1. Utility service poles may be placed in the area within six feet of the rear lot line of the property to be developed, for the sole purpose of terminating underground facilities.
2. Temporary utilities along with the necessary service poles, wires and cables may be permitted for the period during which authorized construction is continuing for which valid building permits have been issued or for temporary uses which comply with requirements of the zoning ordinance, building code and other applicable regulations.
3. Risers on poles and buildings are permitted and shall be provided by the developer or owner on the pole which provides service to said property.
4. Appurtenances and associated equipment including, but not limited to, surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed above ground.
5. The undergrounding of existing utility services as a requirement of a precise plan of design may be waived when determined by the community development director or planning commission, as applicable, to be impractical or economically infeasible.

ANALYSIS/DISCUSSION

The City Council has the authority to establish an in-lieu fee program under the Mitigation Fee Act. To establish a fee, a nexus study would need to be prepared and adopted by City Council through the public hearing process. There are several key points that need to be addressed in the framework of what an in-lieu fee program could look like.

Purpose

The purpose of the Underground Utility In-Lieu Fee Program is to:

- Support the conversion of overhead electric and communication utilities to underground systems
- Provide a flexible compliance option for development projects
- Create a dedicated funding source for undergrounding projects
- Improve public safety, aesthetics, and infrastructure reliability

Applicability

The in-lieu fee could apply when any or all of these conditions exist:

- A project triggers undergrounding requirements under municipal code
- Undergrounding cannot be completed by the developer due to scope of what is needed or being cost prohibitive
- Undergrounding would require work outside the project limits
- Undergrounding requires multiple property owner participation
- Utility companies cannot complete the work during project construction
- The work requires future district formation

Fee Calculation Methodology

There are three methods for calculating the estimated cost of undergrounding utilities:

- Linear foot cost
- Proportional share
- Cost estimate (engineer or utility)

Fee Timing

Fees can be collected:

- Prior to building permit issuance
- Prior to final map recordation
- Prior to certificate of occupancy

The city typically collects fees prior to permit issuance.

Use of Funds

Funds must be used only for underground utility improvements, including:

- Design and engineering
- Utility relocation
- Conduit installation
- Trenching and restoration
- District formation costs (if applicable)

Funds are typically placed in a separate restricted account to ensure transparency and accountability. To comply with the Mitigation Fee Act, cities must:

- Maintain separate accounting
- Track revenue and expenditures
- Provide annual reporting
- Complete five-year findings if funds remain unspent

If the program is to move forward, next steps would include commissioning a nexus study and working with the City Attorney's office to prepare an amendment to the existing undergrounding ordinance, stakeholder outreach and public noticing/hearing process.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with establishing a fee program.

GENERAL PLAN CONSISTENCY

Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.

Policy 3-4.2: Link redevelopment tools and provide incentives with the processes of community facilities district formation and other similar funds to improve public infrastructure.

LEGAL REVIEW

Staff will work with the City attorney's office if an in-lieu program is to be developed.

FINANCIAL IMPACT

If a program is developed, funds would be collected and used toward eligible projects.

ATTACHMENTS

None.



City of Rialto

Legislation Text

File #: EDC-26-0187, **Version:** 1, **Agenda #:**

Planning Entitlement and Building & Safety Plan Review Status Reports

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2021-0013	Eucalyptus Subdivision	706 N. Eucalyptus Ave.	5-lot residential subdivision on 1.7 acres	ROBLES	3/12/2021	7/20/2025	Status: Incomplete Submittal 7/24/2025: DRC Review 7/31/2025: Comment Letter Sent to Applicant
MC2021-0076	Laundromat	350 W. Foothill Blvd.	5,876 SF commercial building	ROBLES	12/15/2021	6/24/2025	Status: In Review 3/11/2026: Resubmittal Received 3/26/2026: DRC Review
MC2022-0034	Valley-Willow Industrial	NEC Valley & Willow	2 Warehouses totaling 121,902sf	ROSAS	4/27/2022	1/14/2026	Status: Complete Submittal 1/22/2026: IS/MND Circulated for a 30-Day Public Review Period 4/15/2026: Planning Commission (Recommendation to CC)
MC2022-0042	Cornell SFRs	Cornell between Ashford and Sandalwood	7 SFR Dwellings	ROSAS	9/27/2023	5/22/2025	Status: Incomplete Submittal 5/29/2025: DRC Review Awaiting Resubmittal 3/17/2026: Email Reminder Sent
MC2022-0071	Pepper Rialto Plaza	SWC 210 Freeway & Pepper Ave.	Gas Station, 2 drive-thru rest., 1 multi-tenant bldg.	CASEY	8/31/2022	N/A	Status: Incomplete Submittal Comment Letter sent 11/7/2022 Met with app 3/5/2025 to discuss timing of resubmittal Applicant coordinating with Caltrans regarding access on Pepper Avenue
MC2022-0097	Housing Element Update	N/A	6th Cycle Housing Element	ROBLES	N/A	N/A	3/10/2026: City Council Approved 3/24/2026: City Council Second Reading
MC2023-0001	6-lot Subdivision	North of Cornell St.	6-lot residential subdivision of 1.96 acres	ROBLES	1/5/2023	11/27/2024	Status: Incomplete Submittal 12/09/2024: Incomplete Submittal Letter sent 10/07/2025: New applicant assumed the Project 10/21/2025: Project files sent to new applicant
MC2023-0002	Tres Hermanos ABC	735 E. Foothill Blvd.	Upgrade from ABC Type 20 to Type 21	ROBLES	1/9/2023	N/A	Status: Incomplete Submittal Awaiting applicant to work with Police and resubmit when service calls reduce 10/16/2025: Sent email to applicant, requesting a meeting to discuss next steps
MC2023-0014	Frankenberger Pallet Storage Yard	2365 Lilac Ave.	Proposed pallet yard on 4.75-acre site	ROBLES	3/2/2023	7/30/2025	Status: Incomplete Submittal Comment Letter sent 11/12/2025 Awaiting Resubmittal from Applicant
MC2023-0026	Olive Grove Residential	W/S River Ranch Pkwy. 850 feet N/O Highland	Rezone R-1 to R-3 & 29-lot SFR Subdivision	CASEY	2/27/2025	10/9/2025	Status: Incomplete Submittal 12/23/2025: Comment Letter Provided to Applicant 3/18/2026: Final IS/MND Received Scheduling Neighborhood Meeting for April 2026
MC2023-0042	Dolwani Casmalia Project	N/S & S/S Casmalia 650 feet E/O Locust	Three (3) New Warehouses - 227,015sf total	CASEY	8/15/2023	12/15/2025	Status: Incomplete Submittal Resubmittal Received 12/15/2025 DRC Review: 1/29/2026 2/26/2026: Comments Provided to Applicant
MC2023-0047	MVP Industrial	SWC Valley and Lilac	22,770sf Industrial Warehouse	ROSAS	9/8/2023	7/1/2025	Status: Complete Submittal 03/17/2026: Awaiting submittal - Updated labels
MC2024-0012	Adesa Foods Processing Plant	SEC Casmalia St. & Cedar Ave.	54,144sf Food Processing Industrial Building	CASEY	4/29/2024	10/22/2024	Status: Complete Submittal 7/24/2025: Neighborhood Meeting 9/29/2025: IS/MND Circulated for a 30-Day Public Review Period 11/12/2025: Consultant Preparing Responses to Comment Letters
MC2024-0015	New SFR	Terrace Road (APN: 0269-331-08)	1,400 SF Single-Family	ROBLES	5/2/2024	N/A	Status: Incomplete Submittal 6/11/2024: Incomplete Letter sent 07/15/2025: Applicant said he would provide a status update next week Awaiting Resubmittal
MC2024-0020	Randall SFR Subdivision	SWC Randall Ave. & Spruce Ave.	16-lot SFR Subdivision	CASEY	7/22/2024	N/A	Status: Incomplete Submittal Comment Letter sent 2/3/2025 Awaiting Resubmittal from Applicant

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2024-0028	Renaissance Residential Phase 2	E/S Linden Approx. 850ft S/O Renaissance	Subdivision for 292 single-family dwelling units	ROSAS	9/25/2024	9/22/2025	Status: Complete Submittal 3/6/2026: Requested Conditions of Approval from Departments
MC2024-0030	2977 Locust Warehouse	E/S Locust Ave. 300 feet N/O Lowell St.	New 85,180sf Warehouse	CASEY	9/26/2024	N/A	Status: Incomplete Submittal On Hold Per Applicant 12/23/2025: Applicant to make changes to Project and resubmit
MC2024-0031	New Single-Family Res.	3794 N Amberwood Ave	New SFR, ADU & JADU	VAZQUEZ	9/20/2024	N/A	Status: Incomplete Submittal 12/3/2025: Comment Letter sent to Applicant Awaiting Resubmittal
MC2024-0032	Lot-split for new SFR with ADUs	540 E Merrill Ave.	New SFR, ADU & JADU	ROSAS	12/17/2024	N/A	Status: Incomplete Submittal 4/7/2025: Comments provided to Applicant Awaiting Resubmittal
MC2024-0034	Souldies CDP2	108 South Riverside Avenue	Expand to outdoor entertainment and hours of operation	COSTA	11/4/2024	1/20/2026	Status: Incomplete Submittal 1/20/2026: Resubmittal Received & Under Review
MC2024-0036	3730 S. Riverside Truck Yard	W/S Riverside Ave. 1,330 feet S/O Agua Mansa Rd.	Truck & Trailer Storage Yard on 3.07 acres	CASEY	11/12/2024	N/A	Status: Complete Submittal / On Hold Per Applicant 11/11/2025: Applicant Considering Alternate Use for Site
MC2024-0044	ADU Update	N/A	Update to ADU	ROBLES	N/A	N/A	07/17/2025: Revised ADU Ordinance to be presented at DRC 8/21/2025: EDC report complete, to be presented on 8/28 12/2025: Met with HCD, will revise accordingly
MC2025-0003	Alder Fairfield Hotel	Generally NWC Alder & Renaissance	Fairfield Hotel development on Parcel 3	ROSAS	2/3/2025	10/20/2025	Status: Incomplete Submittal 2/25/2026: Comment Letter Sent to Applicant Awaiting Resubmittal
MC2025-0004	Date & Cameron Truck Yard	SWC Date Ave. & Cameron Way	Truck & Trailer Storage yard on 2.44 acres	CASEY	2/6/2025	1/8/2026	Status: Incomplete Submittal 1/22/2026: DRC Review 2/3/2026: Comment Letter sent to Applicant Awaiting Resubmittal
MC2025-0005	Rialto Tire Center	392 Foothill Blvd	Legalization of a 1515sf Building and new 5000sf 2-story building	ROSAS	1/30/2025	1/8/2025	Status: Incomplete Submittal Comment provided to Applicant 3/11/2026 Awaiting Resubmittal
MC2025-0008	Extra Space Storage Expansion	3285 N. Locust Avenue	79,544sf expansion to an existing self-storage facility	CASEY/VAZQUEZ	3/10/2025	N/A	Status: Incomplete Submittal 9/11/2025: Applicant Placed Project On-Hold 11/20/2025: Project Sold to New Owner Awaiting Resubmittal
MC2025-0010	Massage Parlor	786 E. Foothill Blvd. #712	Massage therapy service	ROBLES	3/11/2025	N/A	Status: Incomplete Submittal 10/21/2025: Comment Letter sent to Applicant 01/21/2026: Met with RPD / To Provide Comment Letter
MC2025-0011	Expansion of Solomon Colors Warehouse	1371 N. Laurel Ave.	89,000 SF expansion of warehouse	ROBLES	3/12/2025	N/A	Status: Incomplete Submittal 06/02/2025: Comment Letter sent to Applicant 10/21/2025: Met with Applicant to discuss comments 01/21/2026: Applicant stated plans to resubmit in February
MC2025-0013	Linden Cluster Residential	E/S Linden S/O Riverside Avenue	66 SFR Planned Unit Development	CASEY	4/1/2025	10/1/2025	Status: Incomplete Submittal 12/23/2025: Comment Letter Provided to Applicant 1/22/2026: IS/MND Circulated for a 30-Day Public Review Period Responses to Comment Letter being prepared
MC2025-0014	Gateway SP SPA and GPA	124, 132, 136 E. Valley Blvd.	Rezone from Retail Commercial (R-C) to Industrial Park (I-P)	COSTA	4/9/2025	4/14/2025	Status: Complete Submittal 3/12/2026: IS/MND Circulated for a 30-Day Public Review Period

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2025-0015	Lytle Creek Neighborhood 2 Phase 2	Lytle Creek Ranch SP Neighborhood 2	Reorganize Planning Areas to facilitate future development	CASEY	4/9/2025	N/A	Status: Incomplete Submittal 7/10/2025: DRC Review Awaiting Comments from Fire
MC25-0028	Uppal Truck Yard Expansion	2273 S. Cactus Avenue	Development of easterly portion of existing truck yard with 2,700 square foot truck repair building, a 320 square foot staff breakroom and associated paving, landscaping, lighting and drainage improvements	ROSAS	7/30/2025	N/A	Status: Incomplete Submittal 8/28/2025: DRC Review 11/6/2025: Comment Letter sent to Applicant Awaiting Resubmittal
MC25-0036	Circle K - Type 21 ABC Upgrade	1103 W. Casmlia Street	Upgrade from ABC Type 20 to Type 21	ROBLES	09/09/2025	N/A	Status: Incomplete Submittal 11/12/2025: Comment Letter sent to Applicant Awaiting Resubmittal 03/19/2026: Awaiting PD letter
MC25-0037	Opal Fuels CNG Project	2801 S. Riverside Avenue	Installation of CNG dispensers at an existing truck yard	VAZQUEZ	9/16/2025	N/A	Status: Incomplete Submittal 2/5/2026: Comment Letter sent to Applicant Awaiting Resubmittal
MC25-0038	McDonald's	SWC Foothill Boulevard & Acacia Avenue	New 4,210 square foot restaurant building with drive-thru service	ROSAS	9/25/2025	2/26/2026	Status: In Review 3/26/2026: DRC Review
MC25-0041	Cornell North Side SFRs	Terminus of Cornell Drive approx. 600 feet W/O Linden Avenue	Subdivision and development of 6 SFR's with 6 ADU's and 6 JADU's	ROBLES	01/08/2026	N/A	Status: Incomplete Submittal 1/29/2026: DRC Review 2/24/2026: Comments provided to Applicant
MC25-0043	Cactus & Baseline Restaurant	NWC Baseline Road & Cactus Avenue	New 2,520 square foot restaurant building with drive-thru service on 0.83 gross acres of land	COSTA	2/25/2026	N/A	Status: In Review 3/19/2026: DRC Review
MC26-0001	Inland Lighthouse Church Expansion	1123 S. Cactus Avenue	47,407 square foot sanctuary addition	COSTA	12/11/2025	N/A	Status: Incomplete Submittal 2/26/2026: Comment Letter Provided to Applicant 3/18/2026: Met with Applicant to Discuss Comments Awaiting Resubmittal
MC26-0002	Randall Apartments	149 W. Randall Avenue	48-Unit Apartment Complex	ROSAS	12/23/2025	N/A	Status: Incomplete Submittal 2/26/2026: DRC Review
MC26-0004	Quick Quack Car Wash	N/S Baseline Road approx. 350 feet E/O Riverside Avenue	3,593 square foot automated Car Wash	COSTA	1/6/2026	N/A	Status: Incomplete Submittal 1/29/2026: DRC Review 2/23/2026: Comment letter sent to Applicant Awaiting Resubmittal
MC26-0007	North Islands Annexation	Unincorporated County Islands in North Rialto	Annex Five (5) Unincorporated County Islands into the City of Rialto	CASEY	N/A	N/A	Plan for Services Contract Executed - Preparation In Progress Environmental Service Contract Executed - Preparation In Progress
MC26-0008	Industrial to Residential Rezoning	Both Sides Locust Avenue N/O 210 Freeway	Rezone three (3) industrial zoned areas to residential	CASEY	N/A	N/A	3/16/2026: SB 18/AB 52 NAHC Tribal List Requested 3/20/2026: Proposals for CEQA Preparation Received Proposals Under Review
MC26-0009	Verizon Wireless Wireless Modification	1230 N. Lilac Avenue	Replacement of antennas and accessory equipment at an existing wireless telecommunications facility	VAZQUEZ	3/19/2026	N/A	Status: In Review Fees Paid Application Contents Under Review

Permit Number	Address	Permit Status	Permit Application Date	Permit Description	Permit Work Class
IND26-0005	546 W RIALTO AVENUE	Corrections Required	2/2/2026	LEGALIZATION OF E/STRUCT MECH SHOP - 2,295SQ FT	Addition
IND26-0003	1482 W SUMMIT AVE 1482 W SUMMIT AVE RIALTO, CA 92377	In Review	1/19/2026	Summit Water Treatment Plant Solid Handling Facility: Metal shell building to include electrical & mechanical only at 5,037 square feet	Addition
IND25-0107	305 W RESOURCE DR 305 W RESOURCE DR BLOOMINGTON, CA 92316	In Review	12/30/2025	133,000 SF warehouse tenant improvement	Alteration
COMM25-0278	1321 W FOOTHILL BLVD 1321 W FOOTHILL BLVD RIALTO, CA 92376	In Review	12/22/2025	BURLINGTON TENANT IMPROVEMENT	Tenant Improvement
COMM25-0274	592 S CEDAR AVE 592 S CEDAR AVE RIALTO, CA 92316	In Review	12/15/2025	Cavalry Chapel Campus -Placement of one 1,400 square foot used temporary modular building	Manufactured Building
IND25-0105	1825 N PEPPER AVE 0 HIGHLAND AVE RIALTO, CA 92376	Corrections Required	12/11/2025	The Pepper Avenue Logistics Center - 223,097 sf concrete tilt-up warehouse building	New Building
IND25-0100	3077 N LOCUST AVE 3077 N LOCUST AVE RIALTO, CA 92377	In Review	12/5/2025	Speculative warehouse and office improvement at 212,560sq ft	New Building
CI25-0007	131 S WILLOW AVE 131 S WILLOW AVE RIALTO, CA 92376	Pending Conditions Required	12/4/2025	Fire Station 201/Project 2: 1st floor remodel of corridor at 847 square feet	Tenant
CI25-0008	131 S WILLOW AVE 131 S WILLOW AVE RIALTO, CA 92376	Pending Conditions Required	12/4/2025	Fire Station 201/Project 3: Basement floor remodel of corridor at 847 square feet	Tenant
CI25-0006	131 S WILLOW AVE 131 S WILLOW AVE RIALTO, CA 92376	Pending Conditions Required	12/4/2025	Fire Station 201/Project 1: Car, fire and water damage repair/remodel at 847 square feet	Tenant
MFR25-0111	0 RIALTO, CA 92376	In Review	11/21/2025	Development of a Gated Residential Community consisting of 81 Attached Condominium Dwelling Units w/ Private Streets & Amenities	Stockplan
MFR25-0110	441 W 3RD ST RIALTO, CA 92376	In Review	11/20/2025	BLDG 1 at 994 SQ.FT/BLDG 2 at 994 SQ.FT/ BLDG 3 at 994 SQ.FT/BLDG 4 at 994 SQ.FT/BLDG 5 at 994 SQ.FT/BLDG 6 at 994 SQ.FT	New Building
COMM25-0235	1697 N PEPPER AVE 0 N PEPPER AVE RIALTO, CA 92376	Pending Conditions Required	11/12/2025	NEW 93,000 GALLON WATER BREAK TANK	New Building
IND25-0087	3051 N LAUREL AVE RIALTO, CA 92376	Issued	11/3/2025	Tilt-up Warehouse 93,807 square feet	New Building
COMM25-0213	1040 W RENAISSANCE PKWY RIALTO, CA 92376	Pending Conditions Required	10/21/2025	RESTAURANT (SHIKI SUSHI) ONE STORY 5,387 SQ FT	New Building
COMM25-0209	1401 N ALDER AVE RIALTO, CA 92376	Corrections Required	10/16/2025	Addition 16,000 gallon buffer tank and foundation	Tenant Improvement
IND25-0082	2175 S WILLOW AVE 2175 S WILLOW AVE BLOOMINGTON, CA 92316	In Review	10/14/2025	DEVELOPING AN OUTDOOR STORAGE YARD FOR TRUCKS AND TRAILERS ON 4.04 ACRES OF LAND IN HEAVY INDUSTRIAL ZONE (H-IND) OF THE AGUA	Tenant Improvement
COMM25-0208	155 E baseline AVE RIALTO, CA 92376	Corrections Required	10/9/2025	Kids Playground playground at 25,000sq ft	Tenant Improvement
IND25-0074	2175 N LINDEN AVE RIALTO, CA 92376	In Review	10/7/2025	384,300 SQFT SPECULATIVE INDUSTRIAL BUILDING (SHELL)	New Building
IND25-0073	0 FORTUNA WAY 0 FORTUNA WAY COLTON, CA 92324	Corrections Required	9/29/2025	NEW FACILITY SHOP 178, 248 SF & WAREHOUSE 21,600 SF	New Building

COMM25-0197	1420 S RIVERSIDE AVE RIALTO, CA 92376	Pending Conditions Required	9/25/2025	From existing restaurant changed to a new restaurant, named "OSAKA HOUSE RAMEN & SUSHI"	Tenant Improvement
IND25-0065	100 W RESOURCE DR RIALTO, CA 92376	Issued	9/8/2025	42,408SF SHELL WAREHOUSE WITH 2 STORY OFFICE	New Building
COMM25-0173	111 W BASELINE RD RIALTO, CA 92376	In Review	8/29/2025	Tenant Improvement for existing superior grocers market	Tenant Improvement
IND25-0061	3110 N ALDER AVE RIALTO, CA 92377	In Review	8/19/2025	One for One Replacement of electrical panels, disconnects, transformers, and motor control centers.	Electrical
COMM25-0156	585 W VALLEY BLVD Unit: UNIT C RIALTO, CA 92376	Issued	8/18/2025	ENTERPRISE RENT-A-CENTER BLDG C REMODEL	Tenant Improvement
COMM25-0141	1303 W RENAISSANCE PKWY RIALTO, CA 92376	Issued	8/12/2025	16,400SF SHELL BUILDING WITH 400SF COMPLETE OFFICE	New Building
COMM25-0116	1378 W FOOTHILL BLVD RIALTO, CA 92376	Corrections Required	7/28/2025	NEW 3,596 SF QUICK QUACK CARWASH BUILDING	New Building
COMM25-0110	1382 N MAPLE AVE RIALTO, CA 92376	In Review	7/23/2025	4,476 MULTI-TENANT INDUSTRIAL BUILDING SHELL	New Building
COMM25-0099	1950 SYCAMORE AVE RIALTO, CA 92376	Corrections Required	7/18/2025	PROPOSED EAST AND WEST SANCTUARY WINGS ADDITION TO EXISTING CHURCH BUILDING AND EXTENSION OF THE EXISTING VESTRY. WEST WING:1,866SF EAST WING: 1,516SF	Tenant Improvement
COMM25-0098	1318 W FOOTHILL BLVD RIALTO, CA 92376	Corrections Required	7/18/2025	MCDONALDS INTERIOR M.E.P TI WITH NEW PARTITION & MENU WALL	Tenant Improvement
COMM25-0094	116 S RIVERSIDE AVE RIALTO, CA 92376	In Review	7/16/2025	T.I of a cafe and yoga studio inside the unit. Cafe would consist of 1182 SF and yoga studio consist of 1240 SF	Tenant Improvement
CI25-0002	141 S RIVERSIDE AVE RIALTO, CA 92376	Corrections Required	7/9/2025	ONE STOP SHOP: INTERIOR RENOVATION AT 5,271 SQ FT	Tenant
COMM25-0077	120 W SANTA ANA RIALTO, CA 92316	Corrections Required	7/8/2025	SITE IMPROVEMENTS TO CHEVRON	Building Miscellaneous
COMM25-0073	1382 N MAPLE AVE RIALTO, CA 92376	In Review	7/6/2025	NEW 12,064 SF WORKSHOP WAREHOUSE	New Building
IND25-0032	2750 S LILAC AVE BLOOMINGTON, CA 92316	Corrections Required	7/1/2025	LEGALIZE AN UNPERMITTED 685SF ADDITION TO THE (E) OFFICE BUILDING	Addition
IND25-0030	2125 W LOWELL ST RIALTO, CA 92376	In Review	6/30/2025	657,153 SF WAREHOUSE	New Building
IND25-0026	2830 RIVERSIDE AVE RIALTO, CA 92316	Corrections Required	6/29/2025	216,863 SF WAREHOUSE	New Building
COMM25-0059	585 W VALLEY BLVD Unit: UNIT A RIALTO, CA 92376	Issued	6/26/2025	ENTERPRISE RENT-A-CENTER BLDG A REMODEL: NEW 335SF ENTERANCE/ENTRY STRUCTURE	Tenant Improvement
IND25-0016	2524 S LILAC AVE BLOOMINGTON, CA 92316	In Review	6/23/2025	297,270SF CONCRETE TILT-UP WAREHOUSE	New Building

COMM25-0085	2020 N RIVERSIDE AVE RIALTO, CA 92376	Corrections Required	6/17/2025	DOLLAR TREE M.E.P TI W/ NEW STOCKROOM, BATHROOM, SEE NOTES	Tenant Improvement
MFR25-0012	345 CACTUS RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 1 - 3 UNITS	New Building
MFR25-0013	321 N CACTUS AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 2 - 4 UNITS	New Building
MFR26-0018	321 N CACTUS AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING #5 - 3 UNITS	New Building
MFR26-0019	321 N CACTUS AVE S PALM AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 6 - 3 UNITS	New Building
MFR25-0014	321 N CACTUS AVE S PALM AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 3 - 3 UNITS	New Building
MFR25-0015	321 N CACTUS AVE S PALM AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 4 - 3 UNITS	New Building
MFR26-0020	321 N CACTUS RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 7 - 4 UNITS	New Building
MFR26-0021	321 N CACTUS AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING # 8 - 3 UNITS	New Building
COMM25-0042	1205 FOOTHILL W RIALTO, 92376	Issued	6/16/2025	TENANT IMPROVEMENT FROM A GYM TO MEDICAL OFFICE USE	Tenant Improvement
IND25-0010	1000 W BASELINE AVE RIALTO, CA 92376	In Review	6/13/2025	402,304SF CONCRETE TILT UP SHELL (SEE NOTES)	New Building
IND25-0011	998 W BASELINE AVE RIALTO, CA 92376	Corrections Required	6/13/2025	243,940 SF CONCRETE TILT UP SHELL	New Building
COMM25-0037	330 EUCALYPTUS AVE RIALTO, CA 92376	Pending Conditions Required	6/11/2025	105,926 SF SELF STORAGE WITH 905 SF OFFICE	New Building
COMM25-0023	1825 N ALDER AVE RIALTO, CA 92376	Corrections Required	6/9/2025	MULTI TENANT DRIVE THRU 2,542 SQ FT (SHELL)	New Building
COMM25-0026	1189 N RIVERSIDE AVE RIALTO, CA 92376	Issued	6/9/2025	NEW 1,025SF DUTCH BROS W/ CANOPY	New Building
COMM25-0119	945 S LILAC AVE RIALTO, CA 00000	Permit Processing	6/9/2025	SUNRISE CENTER BUILDING B - SHELL BLDG 9767SF	New Building
COMM25-0025	915 S LILAC AVE RIALTO, CA 00000	Permit Processing	6/9/2025	SUNRISE CENTER BUILDING A - SHELL BLDG 8800 SF	New Building
COMM25-0028	2889 N LOCUST AVE RIALTO, CA 92377	Corrections Required	6/9/2025	NEW 99864 SQFT INDUS WRHSE, INCL OFF, MEZZ, WALLS, TRSH ENCL	New Building
COMM25-0030	1527 W RIALTO AVE RIALTO, CA 92376	Corrections Required	6/9/2025	42,000SF WAREHOUSE W/ OFFICE	New Building
COMM25-0018	1230 N AYALA DR RIALTO, CA 92377	Stop Work Order	6/6/2025	EXPRESS CAR WASH ADDITION OF 1306 SF TO EXISTING CAR WASH	Addition

COMM25-0017	313 E FOOTHILL BLVD RIALTO, CA 92376	Issued	6/6/2025	QUICK QUACK CARWASH - 3,067SF	New Building
IND25-0005	3130 INDUSTRIAL DR RIALTO, CA 92316	Corrections Required	6/5/2025	CONSTRUCT. NEW METAL BLDG 6,968SF (48X100) W/ 2SY OFFICE	New Building

Report ran from 06/04/2025 - 03/18/2026