

City of Rialto

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



Regular Meeting - Final

Thursday, June 25, 2026

REGULAR MEETING - 1:00 P.M.

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-26-0380](#) Minutes from the May 28, 2026 Economic Development Committee meeting.

Attachments: [EDC Minutes 05-28-26.docx](#)

PRESENTATIONS

None.

REPORTS/DISCUSSION ITEMS

[EDC-26-0362](#) Proposed Truck Yard by Truck Terminal Properties, LLC

Attachments: [Location Map](#)
[Sample Elevation Exhibits from Perris, CA Site](#)

[EDC-26-0416](#) Gateway Specific Plan Amendment - East Valley Boulevard

Attachments: [Location Map](#)
[Photos of the Site](#)

[EDC-26-0427](#) Proposed Food Truck Event

Attachments: [Proposed Event Application & Site Map Attachment.pdf](#)

[EDC-26-0428](#) Planning Entitlement, Building & Safety Plan Review, and Business License Status Reports

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

UPCOMING MEETING/FUTURE DISCUSSION ITEMS

ADJOURNMENT



City of Rialto

Legislation Text

File #: EDC-26-0380, **Version:** 1, **Agenda #:**

Minutes from the May 28, 2026 Economic Development Committee meeting.



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, May 28, 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
Robert Khuu, Assistant City Attorney
Christina Taylor, Community Development Director
Daniel Casey, Community Development Director
Paul Guerrero, Economic Development Manager
Vicente Girón, Engineering Manager
Abe Abdelnour, Administrative Analyst
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

None.

REVIEW/APPROVAL OF MINUTES

Minutes from the April 30, 2026, EDC Meeting. – Approved

REPORTS/DISCUSSION ITEMS

Strategic Communications Interviews

The Committee received presentations from three firms being considered to provide strategic communications and branding services for the City. Staff explained that the purpose of the project is to develop a unified City brand that can be utilized across departments, economic development initiatives, recruitment efforts, marketing materials, and digital platforms. Staff emphasized that the goal is not to replace the City's official seal, but rather to develop a modern brand identity that reflects the City's vision, values, and future direction.

The Committee discussed the importance of creating a consistent and recognizable identity for the City and noted that multiple departments currently utilize different logos and branding elements. Members emphasized the need for a unified approach that incorporates Rialto's history while presenting a modern image that reflects the City's growth, investment, and economic development successes.

Committee members discussed the importance of effectively marketing City events, capital improvement projects, economic development initiatives, public safety investments, and community amenities. Members noted that many positive developments occurring throughout the City are not widely known by residents and expressed interest in improving communication strategies to increase public awareness and community engagement.

Committee members also discussed the City's historical identity, including Route 66, agricultural roots, and longstanding community landmarks, while emphasizing the need to project a forward-looking image that highlights recent investments, redevelopment projects, public safety improvements, and future growth opportunities.

Each firm provided an overview of their proposed approach to community outreach, stakeholder engagement, branding development, marketing strategies, economic development promotion, social media management, and public communications. Firms also discussed methods for gathering community input, measuring communication effectiveness, and implementing branding elements across City facilities, publications, digital platforms, and public spaces.

Firms interviewed:

- Tripepi Smith
- Westbound Communications + 789, Inc.
- North Star Place Branding + Marketing

The Committee received the presentations and provided feedback, however no formal action was taken.

EDC-26-0363

Proposed Truck Yard – New Legend, Inc.

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Staff provided an overview of a proposal by New Legend Inc. to convert the former Lippert Components site at 168 South Spruce Avenue into a truck yard. The project includes exterior building improvements, parking lot construction, site landscaping, screening walls, and restriping for trailer storage.

Staff advised that traffic, air quality, and environmental studies will be required as part of the entitlement process. Committee members discussed truck routing, site improvements, employment opportunities, and the condition of the existing facility. The Committee expressed support for staff continuing to process the application through the required review process.

EDC-26-0364

Planning Entitlement and Building & Safety Plan Review Status Reports

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Staff provided updates regarding recently approved and active development projects, including the Renaissance Residential Phase II project, a new industrial development, and the McDonald's project approved by the Planning Commission.

Staff also discussed new project applications under review. Committee members requested updates regarding future commercial tenants within the Renaissance Marketplace expansion area as information becomes available.

Upcoming Meetings/Other Discussion Items:

Committee members discussed upcoming City projects and events, including the all-inclusive playground, Veterans Memorial project, and ongoing economic development initiatives.

ADJOURNMENT

Meeting adjourned at 3:28 P.M.



City of Rialto

Legislation Text

File #: EDC-26-0362, **Version:** 1, **Agenda #:**

For the Economic Development Committee of June 25, 2026

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Daniel Casey, Community Development Manager

Proposed Truck Yard by Truck Terminal Properties, LLC

DISCUSSION:

Mr. Bobby Nassir with Truck Terminal Properties, LLC proposes to develop a Truck Yard on approximately 9.27 gross acres of land (APN: 0240-211-38) located at the northwest corner of Renaissance Parkway and Laurel Avenue within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan.

Features of the proposed development include:

- Concrete Paving
- Concrete tilt-up screen walls
- Landscaping
- Lighting
- Off-site improvements (e.g. sidewalk, parkway landscaping, etc.)

Truck Yard developments are regulated under Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code. Per Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code and the Renaissance Specific Plan, Truck Yards are not permitted in the Freeway Incubator (FI) land use district.

The proposal will require City Council approval of a Zoning Code Amendment and a Specific Plan Amendment to amend both Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code and the Renaissance Specific Plan to allow the development and operation of a Truck Yard on the site. Additionally, the proposal will require the approval of a Conditional Development Permit and a Precise Plan of Design. The applicant will also be required to submit the necessary environmental documentation, in accordance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the EDC discuss the proposal and provide comments to the applicant and staff.

Attachments:

1. Location Map
2. Sample Elevation Exhibits from Perris, CA Site



Project Location Map



PERRIS TRUCK TERMINAL

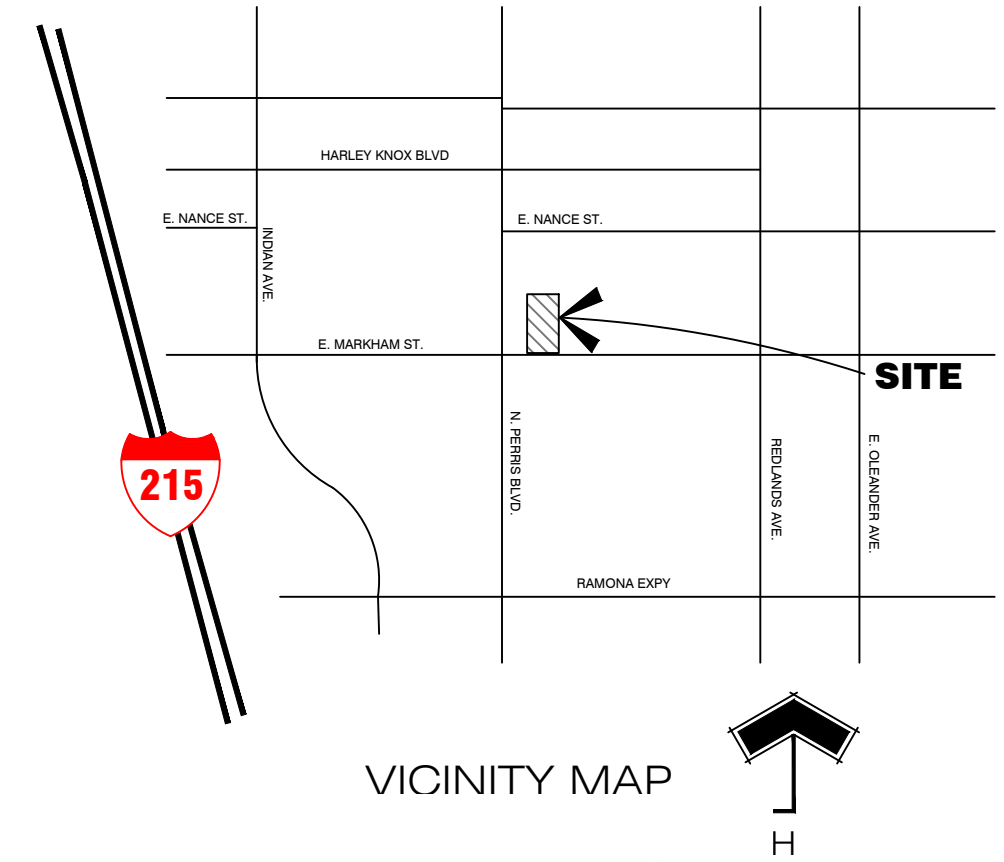
Elevation - SWC N. Perris Blvd. & Markham St.

Perris, CA 92570

APN: 302-110-021, 022, 023 & 024

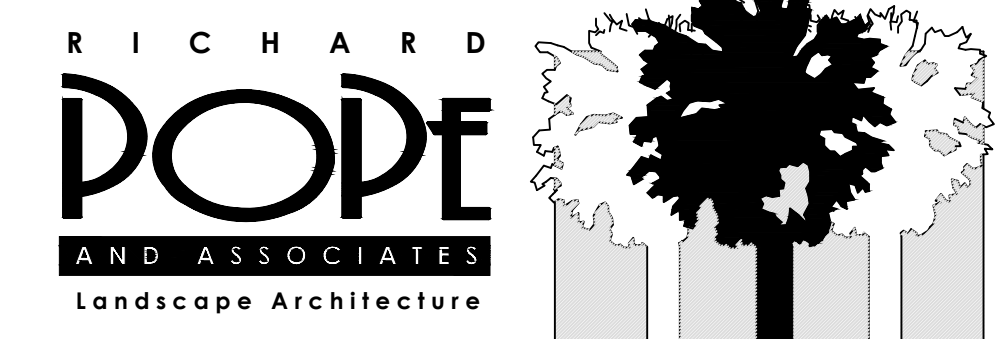
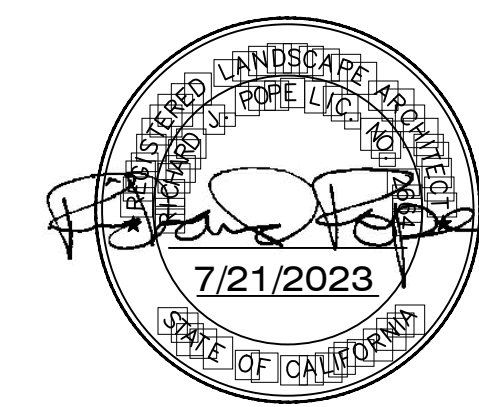
Applicant:

Markham Street Partners, LLC
1820 San Vicente Blvd.
Santa Monica, CA 90402
(310) 466-7225
Contact: Bob Nassir



CORNER EXISTING

SWC N. PERRIS BLVD. & MARKHAM ST.



PO Box 3656
San Bernardino, CA 92413

phone: (909) 888-5568 **SHEET 1 OF 2**
e-mail: richardpopeassociates.la@gmail.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664

JOB: 22-21 LKD CKE
July 21, 2022



City of Rialto

Legislation Text

File #: EDC-26-0416, **Version:** 1, **Agenda #:**

For the Economic Development Committee Meeting of June 25, 2026

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Daniel Casey, Community Development Manager

Gateway Specific Plan Amendment - East Valley Boulevard

DISCUSSION:

Ron Williemsen, the applicant, currently owns two (2) parcels of land (APN's: 0132-122-04 & -07) located on the north side of Valley Boulevard approximately 325 feet east of Riverside Avenue within the Retail Commercial (R-C) land use district of the Gateway Specific Plan. The parcels are currently developed with three (3) buildings - 1) an approximately 1,650 square foot building occupied by M & Y Liquor Market (132 E. Valley Boulevard), 2) an approximately 2,750 square foot multi-tenant building (128 E. Valley Boulevard), and 3) an approximately 5,600 square foot multi-tenant building (124 E. Valley Boulevard).

Despite being designated Retail Commercial (R-C), the buildings at 124 E. Valley Boulevard and 128 E. Valley Boulevard are industrial in nature. Each building consists of concrete-block with metal roll-up doors and no storefronts. The design of the buildings is not conducive to retail uses, which has resulted in high rates of vacancy. To remedy this issue, Mr. Williemsen has filed a Specific Plan Amendment application to change the land use designation from Retail Commercial (R-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan and a General Plan Amendment to change the general plan land use designation of the site from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan Overlay. The proposed designations will accommodate industrial uses that are more conducive to the design of the buildings on site, such as general auto uses (e.g. repair, smog test, window tint, etc.), machine shops, contractor establishments, as well as retail uses. The requested changes will likely reduce vacancies and attract additional businesses to serve the residents and visitors of the City of Rialto.

Additionally, to avoid spot zoning, the City staff and Mr. Williemsen contacted the property owner of the approximately 2.76 acres of vacant land (APN: 0132-122-23) to the east of Mr. Williemsen's property to inquire about any potential interest in including their property in the Specific Plan Amendment and General Plan Amendment. City staff subsequently received an email on November 3, 2025 from the neighboring property owner, Mr. Bob Bonanno, expressing support and a desire to be included in the Specific Plan Amendment and the General Plan Amendment. The properties to the east of Mr. Bonanno's property are located within the City of Colton, but they are zoned industrial and are developed with incubator-type industrial buildings, all of which are consistent with the proposed Specific Plan Amendment and General Plan Amendment.

As previously mentioned, Mr. Williemsen has filed a Specific Plan Amendment application and a General Plan Amendment application with the Planning Division. Additionally, an Initial Study/Mitigated Negative Declaration, along with supporting technical studies, is being prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The Specific Plan Amendment, General Plan Amendment, and the Mitigated Negative Declaration will require review by the Planning Commission and approval by the City Council.

RECOMMENDATION:

Staff recommends that the EDC discuss the proposal and provide any comments.

Attachments:

1. Location Map
2. Photos of the Site







City of Rialto

Legislation Text

File #: EDC-26-0427, **Version:** 1, **Agenda #:**

For Economic Development Committee June 25, 2026

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Paul Guerrero, Economic Development Manager

Proposed Food Truck Event

DISCUSSION

City staff has been working to develop and organize a recurring food truck event in the downtown area. The event is intended to promote a community engagement, support local businesses, activate the downtown district, and provide a family-friendly gathering opportunity for residents and visitors.

On June 2, 2026, the City's Event Committee received a proposal from Rare Market Nights, who wishes to host a weekly market event downtown on Thursday evenings from 5:00p to 10:00p (see attachment). Rare Market's has executed these types of events in Redlands and Riverside. The proposed event would be located on Riverside Avenue, include food and merchandise vendors, and would require a street closure between First Street and Rialto Avenue. The proposal required review by the special events committee, including the Police and Fire Departments. Comments and conditions were provided including the preparation of a security and safety plan and identification of any associated public safety costs. Because the proposed market event would occur within the same general downtown area as the event staff has been working on, Staff suggests working with Rare Market Nights to support their efforts in hosting this event downtown instead of creating a separate event.

RECOMMENDATION

Staff recommends that the Economic Development Committee review the proposed event and provide direction and feedback regarding implantation.

ATTACHMENT

PROPOSED EVENT APPLICATION & SITE MAP



SPECIAL EVENT PERMIT APPLICATION

CITY OF RIALTO
Parks, Recreation & Community Services Department
Attention: Jessica Mendoza
 Office: 214 North Palm Ave. Rialto, CA 92376
 Phone (909) 820-8036 Email: Jmendoza@rialto.ca.gov
www.rialto.ca.gov

GENERAL INFORMATION

Name of Event: The Rare Market Night Market	Location of Activity (Address): Downtown Rialto street closure (200 s Riverside Ave) First st or Rialto Ave
Organization Name: The Rare Market	
Applicant Name: Jose tomez	Telephone: 9097179301
Mailing Address: Joseatornez97@gmail.com	Email: Joseatornez97@gmail.com
On-Site Contact Name: Jose tomez	Telephone:

DATE(S)/TIME(S) INFORMATION

Date(s) of Activity From: 8/14/26	To: 8/14/27	Hours of Operation From: 5pm-9pm	To:
Set-up Date(s) From: 8/14/26	To:	Set-up Time(s) From: 3pm-4:45pm	To:
Tear-down Date(s) From:	To:	Tear-down Time(s) From: 9pm	To:

DESCRIPTION OF EVENT

Describe Planned Activities:
A night market where we will have each week bringing families together

EVENT DETAILS

Estimated Attendance: 500 Estimated No. of Staff / Volunteers: 3

Will any fees be charged? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If so, what fees will be charge and who will the proceeds benefit? Fees depend on venue cost
Will fees be collected on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Alcoholic beverage sales/on-site consumption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Electrical (provided by applicant): <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, attach copy of ABC Permit	If yes, type: Generators will be on site

It is the responsibility of the Event Organizer to ensure that all Temporary Food Facility Vendors at the event comply with food safety and sanitary requirements enforced by the San Bernardino County division of Environmental Health Services. All vendors selling food must have a City of Rialto business license.

Will food be served on site: Yes No

If yes, attach copy of the San Bernardino County Temporary Event Health Permit (Permits will be submitted by each vendor who sales food)

All vendors selling products must have a City of Rialto business license. Additional fees will apply. Will there be any items for sale at this event? Yes No

For fireworks or pyrotechnics an additional application must be processed with the City of Rialto Fire Department a minimum of 90 days prior to your event. Additional fees may apply. Are you requesting approval to provide a fireworks show at the event? Yes No

Will additional portable restrooms be brought to the event site? Yes No If YES, please provide the following information.
 Portable Restroom Company Name: _____ Phone Number: _____ Number of Restrooms: _____ ADA: _____

Clean up of the event area immediately following the event, including trash removal from the site is the responsibility of the applicant. Burrtec Waste Industries disposal has an exclusive franchise with the city and must be used for all trash hulling. Will you require any trash containers or recycling bins? Yes No

Police personnel is required for all street closures as determined by the Rialto Police Department. Additional police personnel are required for events with alcohol or large crowds. Additional fees apply. Are you requesting any public streets be closed for this event/activity? Yes No

If YES, identify the streets/blocks and indicate the times the closure is requested:

A traffic control plan may be required for events which require barricades or traffic control signage. An approved traffic control plan will be required prior to implementing any closures. Plan should specify pedestrian management traffic signal modifications, etc. Additionally, a message sign may be required, please list your traffic control plan if applicable:

Are you requesting vehicles be permitted to load/unload on city streets? Yes No

If YES, please indicate the location and times loading and unloading will occur.

If City staff assistance is requested, the applicant will be charged additional fees to cover cost incurred by the City. Will city staff be requested? ____ Yes ____ No

If YES, please explain:

IN THE SPACE PROVIDED BELOW PLEASE DESCRIBE THE PROPOSED ROUTE FOR PARADES, RUNS, WALKS, ETC. A DETAILED MAP OF THE EVENT SITE OR ROUTE MUST BE INCLUDED WITH THIS APPLICATION IF TRAFFIC CONTROL OR PARKING ARE SIGNIFICANT ISSUES.

EVENT SITE OR ROUTE MAP

A map of the event site is required, please draw your map in the space provided below or attach your map to the application upon submittal. Site Plan- should include; north arrow and drawing to scale, dimensions and shape of the lot, location and name of abutting streets and alleys, location of nearest off-site structures on the site, placement/locations of tents/canopies, identification of the use(s) within tents/canopies, interior seating plan within tents and method of seating, location, composition and height of all existing and proposed walls and/or fences, location of driveways showing all points of ingress/egress to the site and event, parking layout showing accessible parking spaces and path of travel from the public right-of-way to the proposed event, location on site landscaping if existing, location of restroom facilities, any equipment, storage, generator, any other materials associated with the event, location of refuse enclosures, and placement/location of temporary signage.

We are requesting a street closure on Rialto Ave in downtown for a reoccurring night market. We are open to using one side of First St and the end portion of Rialto Ave, from one traffic light to the next.

Our goal is to host the market every Friday from 5 PM – 9 PM, though we are flexible with the days if needed. We would love to create a community night market that brings families into downtown to support local and established businesses.

To ensure a safe and professional event, all vendors operating at this location would be required to provide the proper permits and documentation, including:

- TFF permits (if applicable)
- Cottage permits (if applicable)
- Business licenses
- Liability insurance

We plan to feature a variety of vendors including food vendors, food trucks, arts & crafts, clothing, jewelry, and many other local businesses. To maintain a family-friendly atmosphere, cannabis and alcohol sales or promotion will not be permitted at the event.

Parking: Parking will be around valid city street parking.

Marketing: We would love to partner up with the city and use online platforms such as ours (The Rare Market) and the city's platform to market online the newest biggest thing in Rialto, following up with potential banners around downtown Rialto.

Vendor vision: We believe vendors can only have a certain look to be apart of this event we can discuss on having an all white canopy look this elevates the look of downtown. The Rare Market will have vendors on a more elevated look rather than a swap meet look. We want to make sure everything is presentable and aesthetically eye pleasing.

Our vision is to create a safe, welcoming, and positive environment that gives Rialto the recognition it deserves. Many surrounding cities have thriving downtown markets that bring the community together, support small businesses, and increase local foot traffic. We would love the opportunity to help Rialto continue to evolve and grow through these events for many years to come.

We believe this event would create a positive community atmosphere while supporting both local entrepreneurs and established downtown businesses.

PROPERTY OWNER AUTHORIZATION (for non-City facilities only)

Property Owner Agent (A letter of authorization is required to be submitted along with signature below)

Name (Please Print):	Title:
Mailing Address:	Phone:
Signature Authorizing this Application:	Date:

SUMMARY OF REGULATIONS FOR SPECIAL EVENT PERMITS

GENERAL INFORMATION:

No person or entity shall operate, maintain, conduct, advertise, or provide admission for any temporary special event within the City of Rialto without possessing a permit for each such temporary special event. Applications must be submitted at least 90 days prior to the event date and at least 120 days prior for those seeking a street closure or requesting alcohol, to insure proper processing and scheduling. All special event costs will be the responsibility of the applicant/requesting organization.

SUBMITTAL REQUIREMENTS CHECKLIST:

- Site Plan
- Obtain City of Rialto Business License at least 30 days prior to the event, if applicable
- Copy of Facility Reservation application/Authorization Letter, if applicable
- Copy of County Health Permit at least 2 weeks prior to the event, if applicable
- Copy of Rialto Fire Department operational permit, if applicable
- Copy of ABC License, if applicable
- Copy of security contract and potable restroom purchase order, if applicable
- Copy of certificate of liability insurance at least 30 days prior to the event

INSURANCE REQUIREMENTS: Before a Special Event Permit is issued, a certificate of insurance must be submitted 30 days prior to the date of the event. Subject to approval by the City Manager and City Attorney, the following may be requirements of your event/organization:

- Minimum \$1,000,000 General Liability Limit with the City named as additional insured. The endorsement page is required with the following: **The City of Rialto, its directors, officials, employees, agents, and volunteers shall be named as additional insureds.**
- Minimum \$1,000,000 General Automobile Liability
- Minimum \$1,000,000 Worker's Compensation (if the organization has paid staff)
- **Minimum limits of coverage may change depending on event**

Insurance Certificate Attached Insurance Certificate On File Insurance Certificate Not Available

Insurance Company: _____ Expiration Date: _____

ADDITIONAL FEES AND REQUIREMENTS MAY APPLY (i.e. street closures, City personnel fees, facility and park shelter rental, etc.)

SECURITY AND PORTABLE RESTROOMS: In the event that a carnival/street fair and/or alcohol service will be included in the event, an alcohol garden and security plan will need to be submitted along with a security contract and/or public safety staffing plan for review by the Police Department. Portable restrooms are required when estimated attendance exceeds what the host facility's restrooms can accommodate. If applying for a carnival, a separate Application for Carnival, Circuses, Etc. must be filled with the Building & Planning Department.

REVIEW PROCESS: Once the application is submitted to the Parks, Recreation & Community Services Department, the application will be reviewed. If the application is complete the applicant will be scheduled to present his/her applications to the Special Events Planning Team for review. City staff will route the application and all other associated documents to all applicable departments who will review the application and site plan. Once the Department review is complete, Staff will determine if the permit can be approved and will coordinate the processing and responses from other City departments and will contact the applicant regarding status. If the event is approved, a letter will be written for the approval which will contain conditions under which the event will be permitted to operate. A copy of this approval letter and event conditions must be kept on site for the duration of the event.

By signing below, I agree to indemnify, hold harmless, and defend the City and its officials, employees, and agents, against all claims, liabilities, and losses arising from activities connected with or undertaken pursuant to the Permit. The City is not liable for any business loss, property loss, or other damage that may result from the use of the Permit, or suspension or revocation of the Permit.

Name: _____ Signature: _____ Date: _____

SITE MAP





City of Rialto

Legislation Text

File #: EDC-26-0428, **Version:** 1, **Agenda #:**

Planning Entitlement, Building & Safety Plan Review, and Business License 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	4/8/2026	Status: Resubmittal Under Review 5/7/2026: DRC Review
MC2021-0076	Laundromat	350 W. Foothill Blvd.	5,876 SF commercial building	ROBLES	12/15/2021	3/11/2026	Status: Incomplete Submittal 3/26/2026: DRC Review 4/8/2026: Comment Letter Sent to Applicant Awaiting Resubmittal
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 Opposition Letter from Rialto PD
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	4/1/2026	Status: Incomplete Submittal 4/30/2026: Comment Letter Sent to Applicant IS/MND Circulation Complete - Comments Addressed in Final IS/MND Awaiting Resubmittal
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 DRC Review: 1/29/2026 2/26/2026: Comments Provided to Applicant Awaiting Resubmittal
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
MC2024-0030	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
MC2024-0032	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 Expansion	108 South Riverside Avenue	Expand to outdoor entertainment and hours of operation	COSTA	11/4/2024	1/20/2026	Status: Complete Submittal Draft Conditions of Approval in Preparation
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	Draft Ordinance Completed 4/23/2026: Draft sent to HCD for Review
MC2025-0003	Alder Fairfield Hotel	Generally NWC Alder & Renaissance	Fairfield Hotel development on Parcel 3	ROSAS	2/3/2025	4/20/2026	Status: Complete Submittal 7/1/2026: Planning Commission Scheduled

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2025-0004	Date & Cameron Truck Yard	SWC Date Ave. & Cameron Way	Truck & Trailer Storage yard on 2.44 acres	CASEY	2/6/2025	3/4/2026	Status: Complete Submittal Awaiting Submittal of CEQA Studies
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 3/11/2026: Comment Letter provided to Applicant 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
MC2025-0011	Expansion of Solomon Colors Warehouse	1371 N. Laurel Ave.	89,000 SF expansion of warehouse	ROBLES	3/12/2025	N/A	Status: Incomplete Submittal 4/23/2026: Comment Letter Sent to Applicant
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 Awaiting Resubmittal IS/MND Circulation Complete - Comments Addressed in Final IS/MND
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 6/25/2026: EDC
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	4/16/2026	Status: Resubmittal Under Review 5/7/2026: DRC Review
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 Awaiting PD Opposition 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
MC25-0041	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 2/26/2026: Comment Letter sent to Applicant Awaiting Resubmittal
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: Incomplete Submittal 4/6/2026: Comment Letter Provided to Applicant Awaiting Resubmittal
MC26-0001	Inland Lighthouse Church Expansion	1123 S. Cactus Avenue	47,407 square foot sanctuary addition	COSTA	12/11/2025	6/15/2026	Status: Resubmittal In Review 7/9/2026: DRC Scheduled
MC26-0002	Randall Apartments	149 W. Randall Avenue	48-Unit Apartment Complex	ROSAS	12/23/2025	N/A	Status: Resubmittal In Review 7/9/2026: DRC Scheduled

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
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	4/2/2026	Status: Incomplete Submittal 5/5/2026: Comment Letter Provided 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	Draft Plan for Services Completed - In Review 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	Tribal Consultation Period Complete 6/15/2026: Kick-Off Meeting with CEQA Consultant CEQA Studies Under Preparation
MC26-0010	LA Motoring Used Car Dealership	NEC Valley & Spruce	Used Car Dealership with 6,454sf sales and service building	ROSAS	TBD	N/A	Status: Incomplete Submittal X/X/2026: Comment Letter Sent to Applicant Awaiting Resubmittal
MC26-0011	Omar Wireless Expansion	865 - 875 E. Foothill Boulevard	Expansion of existing secondhand cellphone store to 4,030sf	VAZQUEZ	4/15/2026	N/A	Status: Complete Submittal Applicant Preparing Crime Prevention Plan at Rialto PD's Request
MC26-0012	Establishment of a truck yard	168 S Spruce Ave	Establishment of a truck yard	COSTA	4/16/2026	N/A	Status: Incomplete Submittal DRC 5/14/2026 Comment Letter sent to Applicant 5/20/2026 Awaiting resubmittal
MC26-0013	Development of a truck yard	322 West Jurupa Avenue	Development of a truck yard	COSTA	4/17/2026	6/8/2026	Status: Resubmittal In Review 7/2/2026: DRC Scheduled
MC26-0014	Nonconforming Zoning Code Amendment	Citywide	Zoning Code Amendment for Chapter 18.60 - Nonconforming Uses	ROBLES	04/28/2026	N/A	Status: First Draft Under Preparation
MC26-0015	Inclusionary Housing Ordinance, Zoning Code Amendment	Citywide	Inclusionary Housing Ordinance to comply with the Housing Element	ROBLES	04/28/2026	N/A	Status: First Draft Under Preparation
MC26-0016	Objective Development Standards, Zoning Code Amendment	Citywide	Objective Development Standards	ROBLES	04/29/2026	N/A	Status: First Draft Under Preparation
MC26-0017	Development of a new SFR, ADU & JADU	West Sunnyview Drive	Development of a new SFR, ADU & JADU	VAZQUEZ	4/30/2026	N/A	Status: In Review 6/18/2026: DRC Scheduled
MC26-0018	Pacific Clinics	2026 N Riverside Ave	Establishment of a wellness clinic	COSTA	5/5/2026	N/A	Status: Complete Submittal Preparing items for Planning Commission
MC26-0020	Sal's Propane - Canopy	2312 S Riverside Ave	Legalization of a 4,600 square foot metal canopy	VAZQUEZ	5/12/2026	N/A	Status: In Review 6/18/2026: Comment Letter Provided to Applicant
MC26-0021	Verizon Wireless Cell Tower	1485 N Ayala Dr	Modification of a Wireless Cell Tower	COSTA	5/13/2026	N/A	Status: Incomplete Submittal 6/16/2026: Comment Letter sent to applicant Pending Signed Lease Agreement

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC26-0022	Lot Merger - Single Family Residential	1960 N Willow Ave	Mergeing 2 single family lots	TBD	5/16/2026	N/A	Status: Incomplete Pending Fees and Title Report from Applicant
MC26-0023	SB 9 - Urban Lot Split	655 W San Bernardino Ave	SB 9 Urban Lot Split, new 800 square foot SB 9 unit, and new 800 square foot ADU	ROBLES	5/18/2026	N/A	Status: In Review 7/16/2026: DRC Scheduled
MC26-0024	Casmalia Gas Station	Casmalia & Ayala	Development of a Gas Station, Car wash & retail	ROSAS	5/22/2026	N/A	Status: In review 6/25/2026: DRC Scheduled
MC26-0026	New Multi-Family Units	624 Etiwanda Ave	2,158sf addition to Unit #2, New 2,708sf Unit #3, New 749sf ADU at existing 2-unit development with R-3 zone	ROSAS	5/28/2026	N/A	Status: In Review 6/25/2026: DRC Scheduled
MC26-0028	Sal Propane - Expansion	2312 S Riverside Ave	New ADA Restroom	VAZQUEZ	6/1/2026	N/A	Status: In Review 6/25/2026: DRC Scheduled
MC26-0029	Altus Academy	205 North Maple Ave	Legalization of a structure with modular buildings	VAZQUEZ	6/3/2026	N/A	Status: In Review 7/16/2026: DRC Scheduled

Permit Number	Address	Permit Status	Application Date	Permit Description	Permit Work Class	Permit Type
COMM25-0018	1230 N AYALA DR RIALTO, CA 92377	Issued	6/6/2025	EXPRESS CAR WASH ADDITION OF 1306 SF TO EXISTING CAR WASH	Addition	Commercial
COMM25-0017	319 E FOOTHILL BLVD RIALTO, CA 92376	Issued	6/6/2025	QUICK QUACK CARWASH	New Building	Commercial
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	Commercial
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	Commercial
COMM25-0030	1527 W RIALTO AVE RIALTO, CA 92376	Pending Conditions Required	6/9/2025	42,000SF WAREHOUSE W/ OFFICE	New Building	Commercial
IND25-0011	998 W BASELINE AVE RIALTO, CA 92376	Corrections Required	6/13/2025	243,940 SF CONCRETE TILT UP SHELL BLDG 2	New Building	Industrial
IND25-0010	1000 W BASELINE AVE RIALTO, CA 92376	Corrections Required	6/13/2025	402,304SF CONCRETE TILT UP SHELL	New Building	Industrial
MFR25-0012	345 CACTUS RIALTO, CA 92376	Pending Conditions Required	6/16/2025	BUILDING # 1 - 3 UNITS 1. TYPE A - UNIT 101 2 STORY 1,398 SF APARTMENT 419 SF GARAGE 99 SF BALCONY 71SF BALCONY 2. TYPE ADU - UNIT 2 STORY 1,137 SF APARTMENT 224 SF GARAGE 40 SF COVERED PORCH 3. TYPE B - ADA - UNIT 102 2 STORY 1,702 APARTMENT 419 SF GARAGE 38 SF BALCONY 107 SF COVERED PORCH 45 SF ELECTRICAL ROOM	New Building	Multi-Family Residential

MFR25-0013	321 N CACTUS AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	<p>BUILDING # 2 - 4 UNITS</p> <p>1. TYPE B - ADA 2 STORY 1,702 APARTMENT 419 SF GARAGE 38 SF BALCONY 107 SF COVERED PORCH</p> <p>2. TYPE A - UNIT 202 2 STORY 1,398 SF APARTMENT 419 SF GARAGE 99 SF BALCONY 71SF BALCONY</p> <p>3. TYPE A - UNIT 203 2 STORY 1,398 SF APARTMENT 419 SF GARAGE 99 SF BALCONY 71SF BALCONY</p> <p>4. TYPE ADU - UNIT 204 2 STORY 1,137 SF APARTMENT 224 SF GARAGE</p>	New Building	Multi-Family Residential
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MFR25-0014	321 N CACTUS AVE S PALM AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	<p>NEW APARTMENT COMPLEX BUILDING # 3 - 3 UNITS</p> <p>2. TYPE B - UNIT 301 2 STORY 1,702 APARTMENT 419 SF GARAGE 38 SF BALCONY 107 SF COVERED PORCH</p> <p>2. TYPE A - UNIT 302 2 STORY 1,398 SF APARTMENT 419 SF GARAGE 99 SF BALCONY 71SF BALCONY</p> <p>3. TYPE B - ADA - UNIT 303 2 STORY 1,702 APARTMENT 419 SF GARAGE 38 SF BALCONY 107 SF COVERED PORCH 45 SF ELECTRICAL ROOM</p>	New Building	Multi-Family Residential
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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 1. TYPE ADU - UNIT 401 2 STORY 1,137 SF APARTMENT 224 SF GARAGE 40 SF COVERED PORCH 2. TYPE A - UNIT 402 2 STORY 1,398 SF APARTMENT 419 SF GARAGE 99 SF BALCONY 71SF BALCONY 3. TYPE B - ADA - UNIT 403 2 STORY 1,702 APARTMENT 419 SF GARAGE 38 SF BALCONY 107 SF COVERED PORCH 45 SF ELECTRICAL ROOM	New Building	Multi-Family Residential
IND25-0016	2524 S LILAC AVE BLOOMINGTON, CA 92316	In Review	6/23/2025	297,270SF CONCRETE TILT-UP WAREHOUSE	New Building	Industrial
IND25-0026	2830 RIVERSIDE AVE RIALTO, CA 92316	Corrections Required	6/29/2025	216,863 SF WAREHOUSE	New Building	Industrial
IND25-0030	2125 W LOWELL ST RIALTO, CA 92376	Issued	6/30/2025	657,153 SF WAREHOUSE	New Building	Industrial
COMM25-0073	1382 N MAPLE AVE Unit: BUILDING 1 RIALTO, CA 92376	Pending Conditions Required	7/6/2025	NEW 12,064 SF WORKSHOP WAREHOUSE SHELL BLDG ONLY BLDG #1	New Building	Commercial
CI25-0002	141 S RIVERSIDE AVE RIALTO, CA 92376	Corrections Required	7/9/2025	ONE STOP SHOP: INTERIOR RENOVATION AT 5,271 SQ FT TO & MERGE BLDG 137 S RIVERSIDE & 141 S RIVERSIDE INTO ONE BLDG.	Tenant Improvement	Capital Improvements
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	Commercial
COMM25-0110	1382 N MAPLE AVE Unit: BUILDING 2 RIALTO, CA 92376	Pending Conditions Required	7/23/2025	4,476 MULTI-TENANT INDUSTRIAL BUILDING SHELL BLDG #2	New Building	Commercial

MFR25-0033	125 N DATE AVE Unit: UNIT 2 and 3 RIALTO, CA 92376	Pending Conditions Required	7/25/2025	1.- INTERIOR REMODEL OF EXISTING FRONT UNIT. (749 SQ.FT.) 2.- NEW UNIT ABOVE EXISTING FRONT UNIT. (756 SQ.FT.) *SEPARATE PERMIT REQUIRED FOR NEW MAIN PANELS	New Building	Multi-Family Residential
COMM25-0116	1378 W FOOTHILL BLVD RIALTO, CA 92376	Pending Conditions Required	7/28/2025	NEW 3,596 SF QUICK QUACK CARWASH BUILDING	New Building	Commercial
MFR25-0039	222 E JACKSON ST RIALTO, CA 92376	Issued	8/6/2025	2-STORY DUPLEX UNIT 1 - 1,216SF UNIT 2 - 2,400SF 2 CAR GARAGE 10AMP DEDICATED CIRCUIT FOR FUTURE EV CHARGER	New Building	Multi-Family Residential
COMM25-0141	1303 W RENAISSANCE PKWY RIALTO, CA 92376	Fees Due	8/12/2025	16,400SF SHELL BUILDING WITH 400SF COMPLETE OFFICE (STE 740)	New Building	Commercial
COMM25-0173	111 W BASELINE RD RIALTO, CA 92376	Issued	8/29/2025	Tenant Improvement for existing superior grocers market	Tenant Improvement	Commercial
COMM25-0197	1420 S RIVERSIDE AVE 1420 S RIVERSIDE AVE RIALTO, CA 92376	Issued	9/25/2025	OSAKA HOUSE RAMEN & SUSHI TENANT IMPROVEMENT	Tenant Improvement	Commercial
IND25-0074	2175 N LINDEN AVE RIALTO, CA 92376	In Review	10/7/2025	384,300 SQFT SPECULATIVE INDUSTRIAL BUILDING (SHELL)	New Building	Industrial
IND25-0078	2175 N LINDEN AVE RIALTO, CA 92376	Corrections Required	10/7/2025	TENANT IMPROVEMENT TO OFFICE AT 5,622 SQ FT SHELL WAREHOUSE UNDER: IND25-0074	Tenant Improvement	Industrial
COMM25-0208	155 E baseline AVE RIALTO, CA 92376	Corrections Required	10/9/2025	ZEBRA WORLD Kids Playground - playground structures	Tenant Improvement	Commercial
IND25-0082	2175 S WILLOW AVE 2175 S WILLOW AVE BLOOMINGTON, CA 92316	Pending Conditions Required	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 MANSA SPECIFIC PLAN.	Tenant Improvement	Industrial
COMM25-0213	1040 W RENAISSANCE PKWY RIALTO, CA 92376	Issued	10/21/2025	RESTAURANT (SHIKI SUSHI) ONE STORY 5,387 SQ FT	New Building	Commercial
IND25-0087	3051 N LAUREL AVE RIALTO, CA 92376	Issued	11/3/2025	Tilt-up Warehouse 93,807 square feet	New Building	Industrial
COMM25-0230	264 W JURUPA AVE 264 W JURUPA AVE BLOOMINGTON, CA 92316	Corrections Required	11/4/2025	1. Convert a 848 sq ft existing single family Residence to new commercial office. 2. Add parking, trailer parking, ADA ramp to access the building.	Tenant Improvement	Commercial

COMM25-0235	1697 N PEPPER AVE 0 N PEPPER AVE RIALTO, CA 92376	Issued	11/12/2025	NEW 93,000 GALLON WATER BREAK TANK	New Building	Commercial
MFR25-0110	441 W 3RD ST RIALTO, CA 92376	Corrections Required	11/20/2025	Six (6) New two story single family dwelling with one car garage each.	New Building	Multi-Family Residential
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	Multi-Family Residential
CI25-0004	131 S WILLOW AVE 131 S WILLOW AVE RIALTO, CA 92376	Issued	12/3/2025	Fire Station 201, Onsite Improvements to include: ADA path of travel onsite walkways/Retaining Walls/Fire Station 201sign with electrical/Bollards with electrical	Tenant Improvement	Capital Improvements
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 to include: kitchen, living room and dorm areas.	Tenant Improvement	Capital Improvements
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 to include: mechanical, electrical and demo of false beams.	Tenant Improvement	Capital Improvements
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 to include: mechanical, electrical and demo of false beams	Tenant Improvement	Capital Improvements
IND25-0100	3077 N LOCUST AVE 3077 N LOCUST AVE RIALTO, CA 92377	Corrections Required	12/5/2025	Speculative warehouse and office improvement at 212,560sq. ft.	New Building	Industrial
IND25-0105	1825 N PEPPER AVE 0 HIGHLAND AVE RIALTO, CA 92376	In Review	12/11/2025	The Pepper Avenue Logistics Center is a new 223,097 sf concrete tilt-up warehouse building	New Building	Industrial
COMM25-0274	592 S CEDAR AVE 592 S CEDAR AVE RIALTO, CA 92316	In Review	12/15/2025	A proposal for the placement of one 1,400 square foot used temporary modular building	Manufactured Building	Commercial
COMM25-0273	120 W BASELINE AVE 120 W BASELINE AVE RIALTO, CA 92376	Corrections Required	12/15/2025	EXISTING SHELL BLDG TO BE CONVERTED BARBER SHOP.	Tenant Improvement	Commercial
COMM25-0278	1321 W FOOTHILL BLVD 1321 W FOOTHILL BLVD RIALTO, CA 92376	Pending Conditions Required	12/22/2025	TENANT IMPROVMENT - BURLINGTON	Tenant Improvement	Commercial
IND25-0107	305 W RESOURCE DR 305 W RESOURCE DR BLOOMINGTON, CA 92316	Issued	12/30/2025	133,000 SF warehouse tenant improvement to condition the space.	Alteration	Industrial
COMM26-0007	128 N WILLOW AVE RIALTO, CA 92373	Issued	1/13/2026	Rialto PD - Construction Phase II Logistics Plan & Interim Parking Analysis	Building Miscellaneous	Commercial

IND26-0003	1482 W SUMMIT AVE 1482 W SUMMIT AVE RIALTO, CA 92377	Corrections Required	1/19/2026	Summit Water Treatment Plant Solid Handling Facility: Metal shell building to include electrical & mechanical only at 5,037 square feet (No water treatment components or lift station will be a part of this permit)	Addition	Industrial
COMM26-0047	1055 BLOOMINGTON AVE 1055 BLOOMINGTON AVE RIALTO, CA 92316	Fees Due	2/13/2026	TENANT IMPROVEMENT FACTORY DEPOT	Tenant Improvement	Commercial
COMM26-0080	375 S CACTUS AVE 375 S CACTUS AVE RIALTO, CA 92376	Corrections Required	3/12/2026	INSTALLATION OF AN UNATTENDED OUTDOOR COMPRESSED NATURAL GAS (CNG) FUELING STATION TO SUPPLY FUEL TO THE CLIENT'S PRIVATE NATURAL GAS VEHICLES.	Building Miscellaneous	Commercial
CI26-0001	1401 S RIVERSIDE AVE 1401 S RIVERSIDE AVE RIALTO, CA 92376	Pending Conditions Required	3/16/2026	GRACE VARGAS SENIOR CENTER SITE IMPROVEMENT TO SENIOR CENTER	Tenant Improvement	Capital Improvements
COMM26-0124	128 E VALLEY BLVD Unit: Unit: B RIALTO, CA 92376	Corrections Required	4/16/2026	Tenant Improvement for CON SABOR	Tenant Improvement	Commercial
COMM26-0133	475 E FOOTHILL BLVD RIALTO, CA 92376	In Review	4/23/2026	4,228 sf drive-through restaurant	New Building	Commercial
COMM26-0135	3255 S CACTUS AVE 3255 S CACTUS AVE BLOOMINGTON, CA 92316	In Review	4/24/2026	INSTALLATION OF NEW 1,320 GALLON STORAGE FOR DIESEL EXHAUST FUILD(ABOVE STORY) INSTALLATION OF DIESEL EXHAUST FUILD PIPING TO NEW FUEL DISPENSER INSTALLATION OF NEW DISPENSERS	Tenant Improvement	Commercial
CI26-0003	214 N PALM AVE RIALTO, CA 92376	Corrections Required	5/1/2026	REMODEL E/4,823 SF BUILDING 500 WING COMMUNITY CENTER	Tenant Improvement	Capital Improvements
COMM26-0165	607 E FOOTHILL BLVD RIALTO, CA 92376	In Review	6/4/2026	Culichitown Shell Space Conversion	Tenant Improvement	Commercial
COMM26-0164	611 E FOOTHILL BLVD RIALTO, CA 92376	In Review	6/4/2026	Culichitown Tenant Improvement	Tenant Improvement	Commercial

Report ran from 06/04/2025 - 06/17/2026

NEW BUSINESS LICENSES

JUNE 2026

Business Name	Address	Service	General Location
Joel Cortes A Professional Dental Corp	440 W Foothill Blvd	Dentist Office	Northside, midblock, Foothill Blvd, between N. Cactus Ave & N. Lilac Ave
Browss by Vee	202 N. Riverside Ave., Unit B	License Esthetician	Northwest corner, N. Riverside Ave & W. 2nd St.
Flower Gem Skin	202 N. Riverside Ave., Unit B	License Esthetician	Northwest corner, N. Riverside Ave & W. 2nd St.
Legacy Roses LLC	1424 W. Foothill Blvd, Unit E	Flower Shop	Northside, midblock, Foothill Blvd, between N. Linden Ave & N. Cedar Ave
Charming Residence Care	772 S. Acacia Ave., Unit 1	Assisted Living	Westside, midblock, S. Acacia Ave, between E. James St & E. Randall Ave