

City of Rialto

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



Regular Meeting - Final

Thursday, May 28, 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-26-0322 Minutes from the April 30, 2026 Economic Development Committee meeting.

Attachments: EDC Minutes 04-30-26.docx

PRESENTATIONS

None.

STRATEGIC COMMUNICATIONS INTERVIEWS

REPORTS/DISCUSSION ITEMS

[EDC-26-0363](#) Proposed Truck Yard by New Legend, Inc.

Attachments: [Location Map](#)
[Site Plan](#)
[Color Elevations](#)

[EDC-26-0364](#) 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-26-0322, **Version:** 1, **Agenda #:**

Minutes from the April 30, 2026 Economic Development Committee meeting.



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, April 30, 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 Giron, Engineering Manager
Ryan Cathey, Division Chief
Abe Abdelnour, Administrative Analyst
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

None.

REVIEW/APPROVAL OF MINUTES

Minutes from the January 29, 2026, EDC Meeting. – Approved

REPORTS/DISCUSSION ITEMS

EDC-26-0276

Discussion on In-Lieu Fee Program for Undergrounding Utilities.

Presented by Christina Taylor

Committee Comments/Questions/Recommendations:

Staff provided an overview of the City's current Municipal Code requirements related to underground utilities, which require utilities (16kV or under) to be undergrounded unless exceptions apply.

Staff noted that for smaller infill projects, particularly along Foothill Boulevard and in the downtown area, the cost of undergrounding utilities is often prohibitive and may render projects infeasible. As a result, developers have been requesting waivers.

Staff explained that the City has historically allowed in-lieu fees (since 1996), but the program is not formally codified. The proposed discussion focused on formalizing an in-lieu fee program to:

- Provide consistency in handling developer requests
- Allow staff to evaluate feasibility on a case-by-case basis
- Potentially fund future large-scale undergrounding projects

Concern was raised that in-lieu fees may be collected but not used in the same geographic area, resulting in projects never being completed where needed. A recommendation was made to restrict collected fees geographically and establish separate restricted accounts for accountability.

EDC-26-0273

Status Update on the City-Owned Property at 119 N. Riverside Ave

Presented by Paul Guerrero

Committee Comments/Questions/Recommendations:

Staff provided an update regarding improvements planned for the City-owned property at 119 North Riverside Avenue. Improvements include replacement of the roof and HVAC system. Staff reported that environmental testing identified the presence of lead-based paint and asbestos within areas associated with the planned construction work. Staff is currently obtaining proposals for environmental abatement services prior to proceeding with construction bidding.

Staff indicated that the initial allocation for the project was approximately \$250,000, however, final costs remain unknown until demolition begins and structural conditions beneath the roof are evaluated.

Staff outlined a tentative timeline that included release of bids in May 2026, a 30-day bid process, and anticipated construction completion by October or November 2026. Committee members expressed concern that the proposed timeline was too lengthy and emphasized the importance of expediting the process whenever possible. Additional discussion focused on the importance of confirming HVAC equipment lead times and exploring opportunities to prioritize local contractors where feasible.

EDC-26-0274

Status Update on the Surplus Land Designated City-Owned Properties

Presented by Paul Guerrero

Committee Comments/Questions/Recommendations:

Staff provided an update regarding properties previously declared surplus under the Surplus Land Act. Staff reported that two developers initially expressed interest during the Notice of Availability process. One developer ultimately failed to continue participation in negotiations, while the second developer narrowed their interest to two properties; a vacant parcel located at 121 North Palm Avenue and an existing storefront property located at 136 South Riverside Avenue.

Committee members discussed the broader importance of downtown revitalization and the need for additional residential development within the downtown area. Members emphasized that introducing additional housing would support downtown businesses and create greater pedestrian activity. The Committee also discussed the potential need for additional parking facilities in the future, including structured parking and possible in-lieu parking fee programs similar to those implemented in other cities.

Additional discussion focused on creating conceptual plans and development visions for downtown Rialto to better guide future redevelopment efforts and assist with marketing opportunities during upcoming economic development conferences and outreach activities.

EDC-26-0272

Planning Entitlement and Building & Safety Plan Review Status Reports

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Staff provided updates regarding active planning and development projects throughout the City. Staff reported that the next phase of the Renaissance Residential project, consisting of approximately 292 residential units, is scheduled for Planning Commission review. Staff noted that the overall Renaissance project is anticipated to include approximately 1,200 units at full buildout.

Staff also discussed ongoing industrial redevelopment projects, including redevelopment of the former FedEx property into smaller industrial incubator buildings. Additional

updates were provided regarding proposed EV charging facilities, restaurant projects, and car wash developments currently in the entitlement process.

Committee members expressed concern regarding the increasing number of proposed car wash developments and discussed the importance of understanding long-term water usage impacts. Staff indicated that additional information regarding recycled water systems and water usage would be provided at a future meeting.

Discussion also included updates on the downtown corner building currently being marketed for commercial tenancy. Staff reported ongoing discussions with prospective coffee shop operators for the ground floor while noting that the second floor is being considered for a private recording and streaming use due to ADA limitations that restrict public access to the upper floor.

Upcoming Meetings/Other Discussion Items:

Staff provided an update regarding proposed rezoning efforts affecting several properties in north Rialto. Staff stated that environmental review work is underway and that consultant selection for CEQA preparation is nearing completion. Staff anticipates public hearings for the rezonings later this year.

Staff also presented updated marketing materials and conference preparation items for the upcoming International Council of Shopping Centers (ICSC) conference. Materials included updated demographic information, brochures, and presentation materials intended to support business recruitment efforts.

Committee members agreed to hold the next meeting following the ICSC conference (May 28th) in order to discuss conference outcomes and continue ongoing development discussions.

ADJOURNMENT

Meeting adjourned at 2:18 P.M.



City of Rialto

Legislation Text

File #: EDC-26-0363, **Version:** 1, **Agenda #:**

For the Economic Development Committee of May 28, 2026

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Daniel Casey, Community Development Manager

Proposed Truck Yard by New Legend, Inc.

DISCUSSION:

New Legend, Inc., the applicant, proposes converting an existing 11.21-acre industrial development located at 168 S. Spruce Avenue within the General Manufacturing (M-2) zone into a Truck Yard.

Features of the proposed development include:

- Exterior building renovations
- New employee/customer parking lot
- Restriping existing on-site pavement for trailer spaces
- New masonry block screen walls
- New landscaping
- 140 truck/trailer spaces
- 66 employee/customer parking spaces

Truck Yards are regulated under Chapter 18.104 (Outdoor Storage Uses) of the Rialto Municipal Code and are conditionally permitted within the General Manufacturing (M-2) zone.

The applicant has filed a Conditional Development Permit application and a Precise Plan of Design application for the project with the Planning Division. Additionally, an Initial Study/Mitigated Negative Declaration, along with supporting technical studies, will be prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The Conditional Development Permit, Precise Plan of Design, and Initial Study/Mitigated Negative Declaration will require approval by the Planning Commission.

RECOMMENDATION:

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

Attachments:

1. Location Map
2. Site Plan

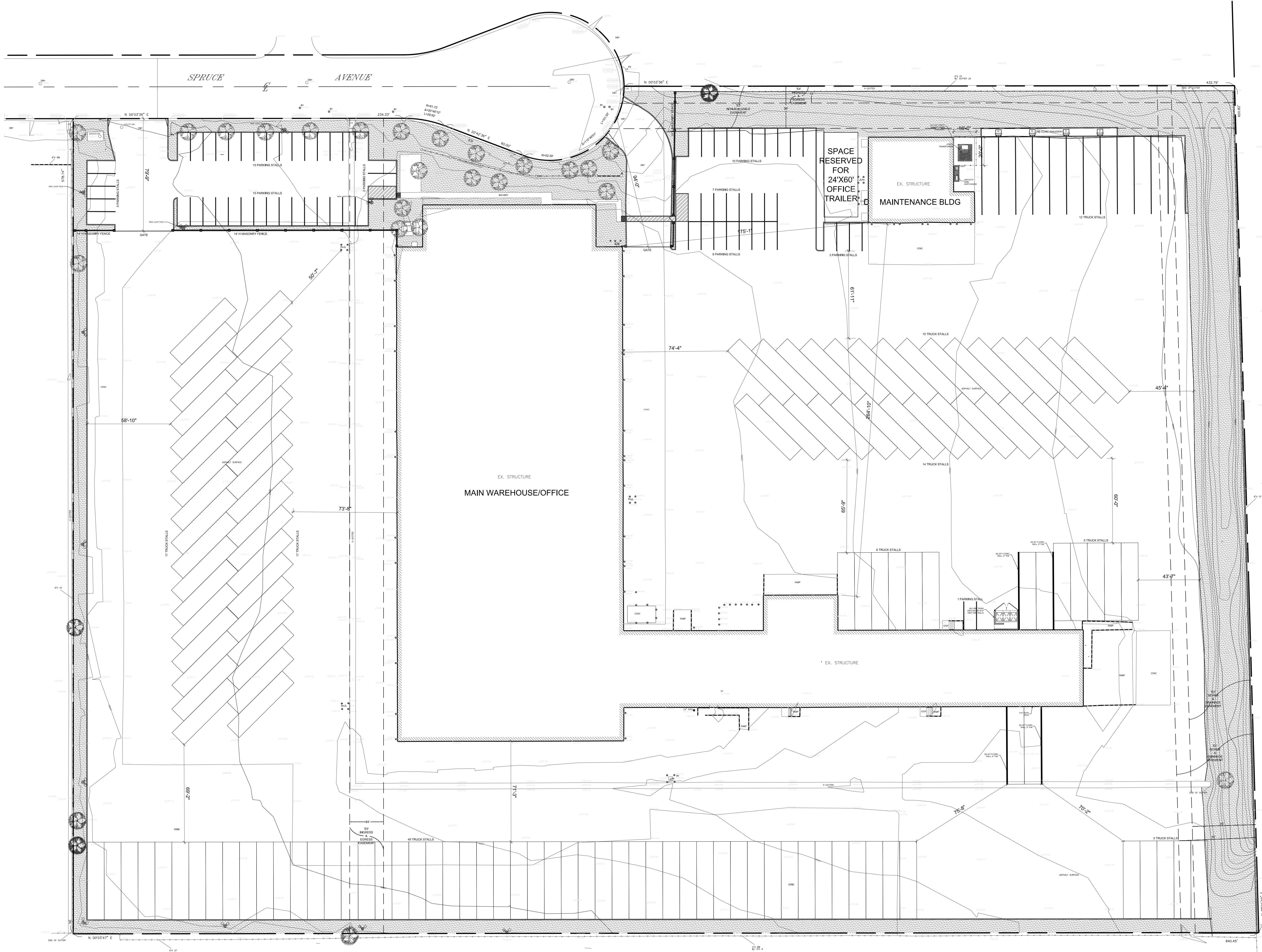
3. Color Elevations



Project Location Map



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SITE PLAN
 SCALE: 1/320'

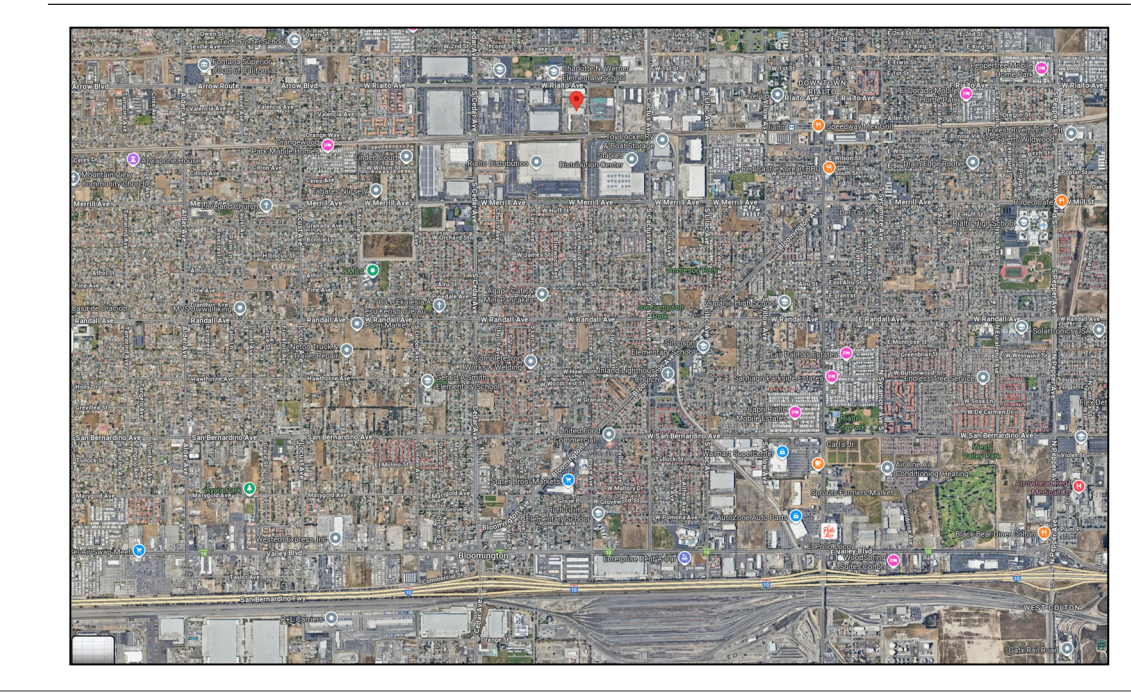
PROJECT DATA

APN: 0128-151-46-000
 PROJECT ADDRESS: 168 S. SPRUCE AVE. RIALTO, CA 92376
 OWNER: SUNNY SAMARA NEW LEGEND INC. 811 S 50TH AVE. PHOENIX, ARIZONA 85043
 REPRESENTATIVES / DESIGNERS: MK DESIGN KEN KANG & IAN MARR 535 W. ALLEN AVE., UNIT 23 SAN DIMAS, CA 91773 TEL: KEN: 626-374-3834 Email: kenkangdesign@hotmail.com TEL: IAN: 619-913-2751 Email: iamarr@hotmail.com
 SITE: 488,380 SQFT (11.21 AC)
 GENERAL PLAN LAND USE: LI (LIGHT INDUSTRIAL)
 ZONE: M-2 (GENERAL MANUFACTURING)
 OCCUPANCY: S-1 (STORAGE - MODERATE HAZARD)
 TYPE OF CONSTRUCTION: 1-B
 SETBACKS: FRONT YARD: 25'-0" SIDE YARDS: 0'-0" REAR YARD: 0'-0"
 MAXIMUM ALLOWABLE HEIGHT: 75'-0", 6 STORIES
 CODES USED: 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA FIRE CODE (CFC) RIALTO MUNICIPAL CODE
 SCOPE OF WORK: RESTRIPE OF SITE, 4 NEW EV CHANGING STATIONS, TENANT IMPROVEMENT AND REMODEL OF EXISTING OFFICE (3,679 SQFT), 2 NEW LEVEL TRUCK DOCKS AT THE WAREHOUSE BUILDING, NEW TRASH ENCLOSURE (237 SQFT).
 PROJECT AREA: WAREHOUSE/OFFICE: 78,966 SQFT OFFICE: 3,679 SQFT WAREHOUSE: 75,287 SQFT TRASH ENCLOSURE: 237 SQFT MAINTENANCE BLDG: 3,993 SQFT TOTAL: 162,162 SQFT
 LOT COVERAGE: 17.03%
 REQUIRED PARKING: WAREHOUSE (10,000 SQFT) @ 100 = 10.0 STALLS WAREHOUSE (65,287 SQFT) @ 200 = 32.6 STALLS OFFICE (3,679 SQFT) @ 200 = 14.7 STALLS MAINTENANCE BLDG (3,993 SQFT) @ 200 = 8.0 STALLS TOTAL: 65.3 = 66 (9'X20') STALLS
 LOADING SPACE (82,959 SQFT): 2 (10'X24') SPACES
 PARKING PROVIDED: 9'X20' PARKING STALLS: 62 STALLS 9'X20' ACCESSIBLE STALLS: 4 STALLS TOTAL: 66 STALLS
 12'X55' TRUCK STALLS: 132 STALLS 12'X55' EV TRUCK STALLS: 8 STALLS TOTAL: 140 STALLS
 REQUIRED LANDSCAPE: 10' LANDSCAPE STREET FRONTAGE 10' LANDSCAPE ALONG EDGE OF PROPERTY
 PROPOSED LANDSCAPE: 3,122 SQFT EXISTING LANDSCAPE: 50,996 SQFT TOTAL SITE LANDSCAPE: 54,118 SQFT
 LANDSCAPE PERCENTAGE PROVIDED: 0.1108 = 11.1%
 ALL PLANTER WILL HAVE PERMANENT WATER SYSTEM

SHEET INDEX

- A1.0 PROPOSED SITE PLAN
- A2.0 PROPOSED FLOOR PLAN - OFFICE/WAREHOUSE - PARTIAL
- A2.1 PROPOSED FLOOR PLAN - OFFICE/WAREHOUSE - FULL PLAN
- A3.0 PROPOSED ELEVATIONS - OFFICE/WAREHOUSE - PARTIAL
- A3.1 PROPOSED ELEVATIONS - OFFICE/WAREHOUSE - FULL
- A4.0 ROOF PLAN - OFFICE/WAREHOUSE
- A5.0 TRASH ENCLOSURE PLAN AND ELEVATIONS
- AB1 EXISTING SITE PLAN
- AB2 EXISTING FLOOR PLAN - OFFICE/WAREHOUSE - PARTIAL
- AB2.1 EXISTING FLOOR PLAN - OFFICE/WAREHOUSE - FULL
- AB3.0 EXISTING ELEVATIONS - OFFICE/WAREHOUSE - PARTIAL
- AB3.1 EXISTING ELEVATIONS - OFFICE/WAREHOUSE - FULL
- AB4.0 EXISTING FLOOR PLAN - MAINTENANCE BLDG
- AB5.0 EXISTING ELEVATIONS - MAINTENANCE BLDG
- TP1.0 TOPOGRAPHIC SURVEY

VICINITY MAP

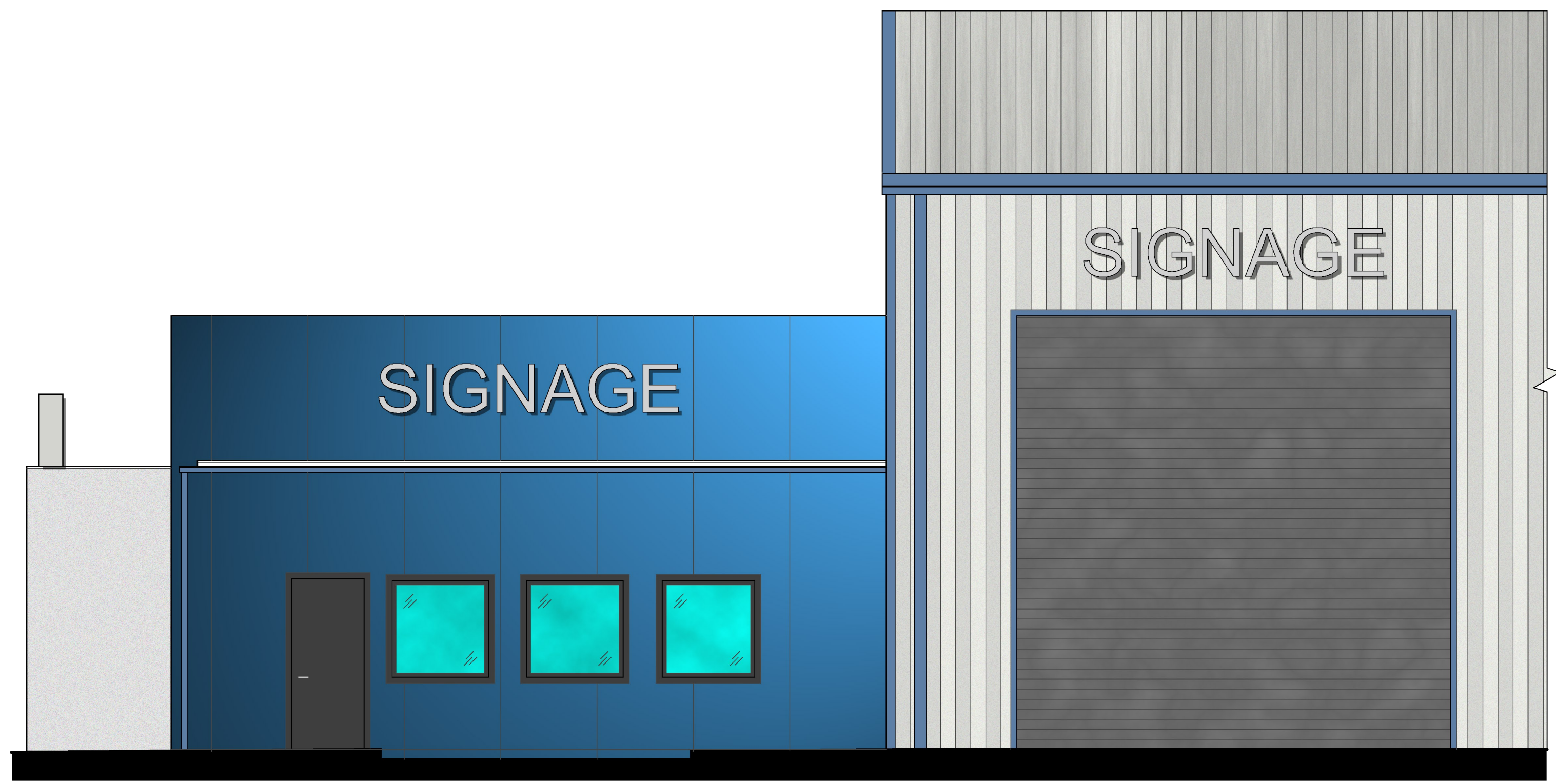


TRUCK FACILITY
 168 S. SPRUCE AVE., RIALTO, CA 92376

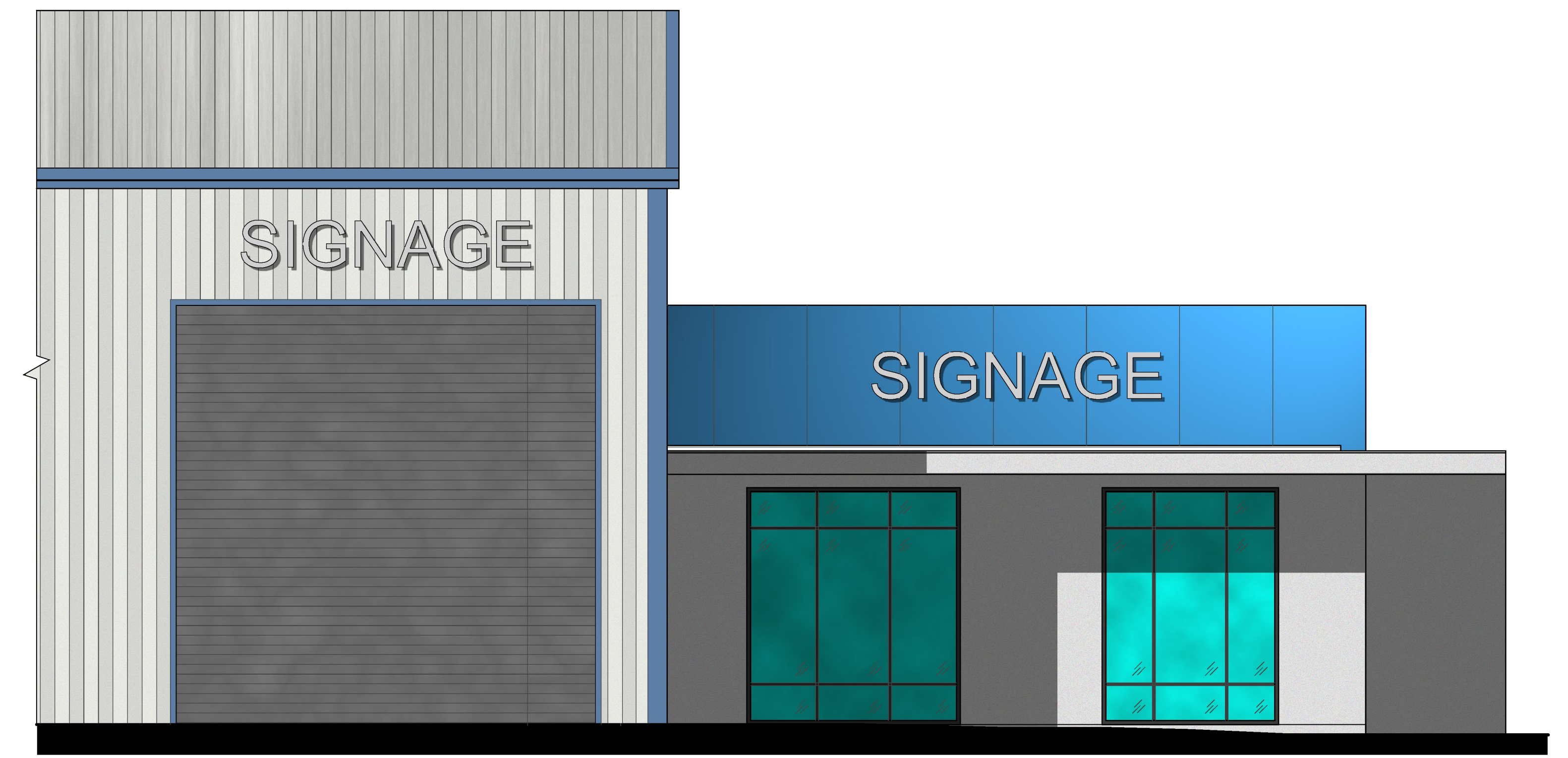
MK Design
 535 W. ALLEN AVE., UNIT 23
 SAN DIMAS, CA 91773
 626.374.3834 & 619.913.2751
 WWW.MKDESIGNARCHITECTS.COM

Date: 12/19/2025
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 Sheet:

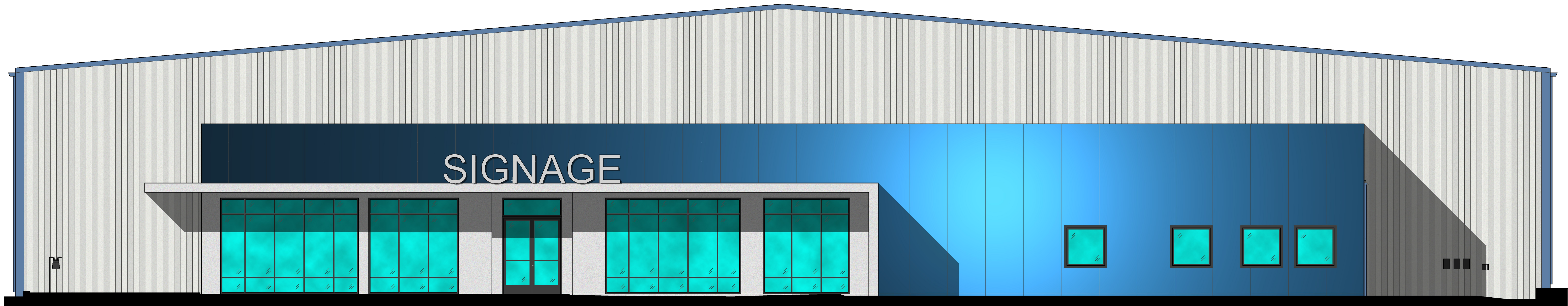
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1 PROPOSED MAIN WAREHOUSE/OFFICE / NORTH ELEVATION



3 PROPOSED MAIN WAREHOUSE/OFFICE / SOUTH ELEVATION



2 PROPOSED MAIN WAREHOUSE/OFFICE / EAST ELEVATION



City of Rialto

Legislation Text

File #: EDC-26-0364, **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	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
MC2022-0034	Valley-Willow Industrial	NEC Valley & Willow	2 Warehouses totaling 121,902sf	ROSAS	4/27/2022	1/14/2026	Status: Complete Submittal 4/15/2026: Planning Commission Recommended Approval to CC 5/12/2026: City Council Set Public Hearing for 6/9/2026
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
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	4/1/2026	Status: Resubmittal Under Review 4/30/2026: DRC Review IS/MND Circulation Complete - Comments Addressed in Final IS/MND
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
MC2023-0047	MVP Industrial	SWC Valley and Lilac	22,770sf Industrial Warehouse	ROSAS	9/8/2023	7/1/2025	Status: Complete Submittal 5/6/2026: Planning Commission Hearing
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
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	2/13/2026	Status: Complete Submittal 5/6/2026: Planning Commission Hearing

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
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 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	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	4/20/2026	Status: Resubmittal Under Review 4/23/2026: Planning Preparing Comments for Applicant
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 4/21/2026: Traffic Scoping Agreement Corrections Sent to Applicant
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 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 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 IS/MND Circulation Complete - No Comments Received Property Owner to Address Property Maintenance Issues 6/3/2026: Planning Commission tentative
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

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
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	CASEY	9/25/2025	4/16/2026	Status: Complete Submittal 5/6/2026: Planning Commission hearing
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	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 Applicant to Confirm Proposed Zoning
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: Resubmittal Under Review 4/30/2026: DRC Review
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 Completed 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 CEQA Consultant Selected / Contract 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 Fees Due
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 Meeting with PD on 6/2/2026
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	N/A	Status: Incomplete Submittal DRC 5/14/2026 Comment Letter sent to Applicant 5/20/2026 Awaiting resubmittal
MC26-0014	Nonconforming Zoning Code Amendment	Citywide	Zoning Code Amendment for Chapter 18.60 - Nonconforming Uses	ROBLES	04/28/2026	N/A	Status: First Review

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
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 Review
MC26-0016	Objective Development Standards, Zoning Code Amendment	Citywide	Objective Development Standards	ROBLES	04/29/2026	N/A	Status: First Review
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: Incomplete Submittal EAR Fees Due
MC26-0018	Pacific Clinics	2026 N Riverside Ave	Establishment of a mental health clinic	COSTA	5/5/2026	N/A	Status: Application Contents Under Review

Permit Number	Address	Permit Status	Permit Application Date	Permit Description	Permit Work Class
IND25-0005	3130 INDUSTRIAL DR RIALTO, CA 92316	Corrections Required	6/5/2025	CONSTRUCT. NEW METAL BLDG 6,968SF	New Building
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
COMM25-0017	313 E FOOTHILL BLVD RIALTO, CA 92376	Issued	6/6/2025	QUICK QUACK CARWASH	New Building
COMM25-0030	1527 W RIALTO AVE RIALTO, CA 92376	Pending Conditions Required	6/9/2025	42,000SF WAREHOUSE W/ 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
COMM25-0028	2889 N LOCUST AVE RIALTO, CA 92377	Corrections Required	6/9/2025	NEW 99864 SQFT INDUS WRHSE	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
COMM25-0119	945 S LILAC AVE RIALTO, CA 00000	Permit Processing	6/9/2025	SUNRISE CENTER BUILDING B - SHELL BLDG 9767SF	New Building
IND25-0011	998 W BASELINE AVE RIALTO, CA 92376	Corrections Required	6/13/2025	243,940 SF CONCRETE TILT UP SHELL BLDG 2 (SEE NOTES)	New Building
IND25-0010	1000 W BASELINE AVE RIALTO, CA 92376	Corrections Required	6/13/2025	402,304SF CONCRETE TILT UP SHELL	New Building
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
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
MFR26-0019	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
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
MFR26-0018	321 N CACTUS AVE RIALTO, CA 92376	Pending Conditions Required	6/16/2025	NEW APARTMENT COMPLEX BUILDING #5 - 3 UNITS	New Building
COMM25-0042	1205 FOOTHILL W RIALTO, 92376	Issued	6/16/2025	TENANT SUITE SPACE FROM A GYM TO MEDICAL OFFICE USE - 14930 square feet	Tenant Improvement
COMM25-0085	2020 N RIVERSIDE AVE RIALTO, CA 92376	Corrections Required	6/17/2025	DOLLAR TREE M.E.P TI	Tenant Improvement
CI25-0001	2611 N Linden AVE RIALTO, CA 92377	Corrections Required	6/18/2025	Birdsall Park Park Restroom, Office & Concession structural (approved review by 4Leaf under BPC24-0683 for: CODE COMPLIANCE FOR INTERIOR AND SITE W/DEMO)	New Building
IND25-0016	2524 S LILAC AVE BLOOMINGTON, CA 92316	Corrections Required	6/23/2025	297,270SF CONCRETE TILT-UP WAREHOUSE 420SF PUMP HOUSE LIGHT STANDARDS PERIMETER WALLS TRASH ENCLOSUE	New Building
IND25-0026	2830 RIVERSIDE AVE RIALTO, CA 92316	Corrections Required	6/29/2025	216,863 SF WAREHOUSE .	New Building
IND25-0030	2125 W LOWELL ST RIALTO, CA 92376	Routed for Review	6/30/2025	657,153 SF WAREHOUSE	New Building

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	New Building
COMM25-0098	1318 W FOOTHILL BLVD RIALTO, CA 92376	Corrections Required	7/18/2025	MCDONALDS INTERIOR M.E.P TI	Tenant Improvement
COMM25-0099	1950 SYCAMORE AVE RIALTO, CA 92376	In Review	7/18/2025	EAST AND WEST SANCTUARY WINGS ADDITION TO EXISTING CHURCH WEST WING:1,866SF EAST WING: 1,516SF	Tenant Improvement
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
COMM25-0116	1378 W FOOTHILL BLVD RIALTO, CA 92376	In Review	7/28/2025	NEW 3,596 SF QUICK QUACK CARWASH BUILDING	New Building
MFR25-0039	222 E JACKSON ST RIALTO, CA 92376	Issued	8/6/2025	2-STORY DUPLEX UNIT 1 - 1,216SF UNIT 2 - 2,400SF	New Building
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
COMM25-0173	111 W BASELINE RD RIALTO, CA 92376	Pending Conditions Required	8/29/2025	Tenant Improvement for existing superior grocers market	Tenant Improvement
IND25-0065	100 W RESOURCE DR RIALTO, CA 92376	Issued	9/8/2025	42,408SF SHELL WAREHOUSE WITH 2 STORY OFFICE 39,029 SF WAREHOUSE	New Building
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
IND25-0073	0 FORTUNA WAY 0 FORTUNA WAY COLTON, CA 92324	In Review	9/29/2025	NEW FACILITY SHOP 178, 248 SF & WAREHOUSE 21,600 SF	New Building
IND25-0074	2175 N LINDEN AVE RIALTO, CA 92376	In Review	10/7/2025	384,300 SQFT SPECULATIVE INDUSTRIAL BUILDING (SHELL)	New Building

COMM25-0208	155 E baseline AVE RIALTO, CA 92376	Corrections Required	10/9/2025	Kids Playground - playground structures rest area kitchen dining tables office restrooms	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 MANSA SPECIFIC PLAN.	Tenant Improvement
COMM25-0213	1040 W RENAISSANCE PKWY RIALTO, CA 92376	Issued	10/21/2025	RESTAURANT (SHIKI SUSHI) ONE STORY 5,387 SQ FT	New Building
IND25-0087	3051 N LAUREL AVE RIALTO, CA 92376	Issued	11/3/2025	Tilt-up Warehouse 93,807 square feet	New Building
COMM25-0230	264 W JURUPA AVE 264 W JURUPA AVE BLOOMINGTON, CA 92316	In Review	11/4/2025	1. Convert a 848 sq ft existing single family Residence to new commercial office.	Tenant Improvement
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
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
MFR25-0111	0 RIALTO, CA 92376	Corrections Required	11/21/2025	community consisting of 81 Attached Condominium Dw	Stockplan
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

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
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
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
IND25-0100	3077 N LOCUST AVE 3077 N LOCUST AVE RIALTO, CA 92377	In Review	12/5/2025	Speculative warehouse at 212,560sq. ft.	New 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	New Building
IND25-0107	305 W RESOURCE DR 305 W RESOURCE DR BLOOMINGTON, CA 92316	Issued	12/30/2025	133,000 SF warehouse tenant improvement	Alteration
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	Addition
IND26-0005	546 W RIALTO AVENUE	Corrections Required	2/2/2026	LEGALIZATION OF E/STRUCT MECH SHOP at 2,295sq. ft.	Addition
COMM26-0080	375 S CACTUS AVE 375 S CACTUS AVE RIALTO, CA 92376	In Review	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
COMM26-0124	128 E VALLEY BLVD Unit: Unit: B RIALTO, CA 92376	Corrections Required	4/16/2026	Tenant Improvement for CON SABOR	Tenant Improvement
COMM26-0133	467 E FOOTHILL BLVD 467 E FOOTHILL BLVD RIALTO, CA 92376	Fees Due	4/23/2026	4,228 sf drive-through restaurant with a dual-entry drive-through lane	New Building

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
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Report ran from 06/04/2025 - 05/15/2026