

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

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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

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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