

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	11/25/2024	01/27/2025: Incomplete Submittal Letter sent Awaiting Resubmittal from Applicant 07/20/2025: Received resubmittal 07/31/2025: Incomplete letter sent
MC2021-0076	Laundromat	350 W. Foothill Blvd.	5,876 SF commercial building	ROBLES	12/15/2021	11/18/2024	06/24/2025: 5th Resubmittal received 07/10/2025: Met with applicant, owner, Engineering; applicant to resubmit
MC2022-0034	Valley-Willow Industrial	NEC Valley & Willow	2 Warehouses totaling 121,902sf	ROSAS	4/27/2022	1/29/2025	Traffic Scoping Agreement Approved Awaitiing submittal of final draft of IS/MND for review and circulation
MC2022-0042	Cornell SFRs	Cornell between Ashford and Sandalwood	7 Single Family Residential dwellings	ROSAS	9/27/2023	5/22/2025	DRC Review 5/29/2025 Awaiting Engineering comments-TSA
MC2022-0066	Lakewood Pipe	2694 N. Locust Ave.	800 SF Modular and 4,000 SF metal building (PPD2022-0062)	ROBLES	8/9/2022	12/04/2023	01/24/2024: Incomplete Submittal Letter sent 07/15/2025: Contacted Applicant for an update on timing of resubmittal
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
MC2022-0097	Housing Element Update	N/A	6th Cycle Housing Element	ROBLES	N/A	N/A	07/03/2025: IS/MND Revised and submitted for Staff review 07/10/2025: Met with HCD to discuss comment letter 08/20/2025: Met with team to discuss next steps in resubmittal
MC2023-0001	6-lot Subdivision	North of Cornell St.	6-lot residential subdivision of 1.96 acres (TTM 20853)	ROBLES	1/5/2023	11/27/2024	12/09/2024: Incomplete Submittal Letter sent
MC2023-0002	Tres Hermanos ABC	735 E. Foothill Blvd.	Upgrade from ABC Type 20 to Type 21	ROBLES	1/9/2023	N/A	Incomplete Submittal Letter sent 2/2/2023 Awaiting applicant to work with Police and resubmit when service calls reduce
MC2023-0006	Lilac Warehouse Modification	1551 S. Lilac Avenue	Modernize existing 104,840sf warehouse	CASEY	2/7/2023	N/A	Status: Incomplete Submittal Comment Letter sent 3/23/2023 Awaiting Resubmittal from Applicant
MC2023-0011	Santa Ana Truck Terminal	S/S Santa Ana 1,800 feet E/O Riverside	172,443sf truck terminal	CASEY	2/27/2023	12/5/2024	Status: Complete Submittal Peer Review of EIR Complete 9/17/2025: Planning Commission Hearing
MC2023-0014	Frankenberger Pallet Storage Yard	2365 Lilac Ave.	Proposed pallet yard on 4.75-acre site (PPD2023-0009)	ROBLES	3/2/2023	3/27/2024	03/17/2023: Incomplete Submittal Letter sent 07/30/2025: Applicant resubmitted
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	N/A	Status: Incomplete Submittal Comment Letter sent 5/5/2025 Awaiting Resubmittal from Applicant
MC2023-0032	WTF DISH Wireless	2640 North Cedar Avenue	DISH colocation on existing monopalm on City property	COSTA	6/15/2023	2/27/2024	8.26.2025: DISH and the water company have competing on-site construction objectives and expect it to take six to nine months to resolve them.
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	8/6/2024	Status: Incomplete Submittal Resubmittal Received 6/2/2025 DRC Review 7/10/2025 Comment Letter sent 8/14/2025

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MC2023-0046	SB9 605 East Etiwanda Avenue	605 East Etiwanda	SB9 TPM and PPD for SFR	COSTA	8/25/2023	3/4/2025	8.25.2025: Engineering reviewing applicant's corrections.
MC2023-0047	MVP Industrial	SWC Valley and Lilac	22,770sf Industrial Warehouse	ROSAS	9/8/2023	7/1/2025	In Review DRC Review 7/17/2025 Awaiting Comments from Engineering and Utilities
MC2023-0048	Solids Facility Improvements	1482 W. Summit Avenue (FWC Plant F14)	New 5,000sf dewatering building & 2 tanks	CASEY	9/14/2023	8/14/2024	Status: Complete Submittal 5/29/2025: DRC Review Fire & Sewer requested information from applicant to assist in Condition preparation 8/25/2025: Applicant Met with Fire & Sewer
MC2023-0055	AJ Market	786 East Foothill Boulevard	Off-Sale Beer & Wine Type 20	COSTA	11/2/2023	1/2/2023	8.25.2025: Applicant's representative will send email requesting to withdraw the project.
MC2023-0056	Locust Gateway Development	SWC Locust Ave. & Lowell St.	New 664,859sf Warehouse	CASEY	1/18/2024	10/23/2024	Status: Complete Submittal 9/5/2025: DEIR Circulated for 45-day Public Review Period Development Agreement Terms Under Negotiation
MC2024-0011	Archaea CNG Facility	S/S Sierra Lakes Pkwy. 0.5 miles W/O Alder Ave.	Four (4) CNG dispensers	CASEY	4/17/2024	N/A	Status: Incomplete Submittal Fees Due - On Hold Per Applicant
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 9/11/2025: Comments on IS/MND sent to Applicant
MC2024-0015	New SFR	Terrace Road (APN: 0269-331-08)	1,400 SF Single-Family (PPD2024-0012)	ROBLES	5/2/2024	N/A	06/11/2024: Incomplete Letter sent 07/15/2025: Applicant said he would provide a status update next week
MC2024-0019	Miro/Ayala Newland Project	SWC & NWC's Ayala Drive & Miro Way	New 399,967sf and 28,302sf Warehouses	CASEY	9/26/2024	N/A	Status: SPA Complete Submittal / PPD Incomplete Submittal 3/3/2025: PPD Comment Letter sent to Applicant Awaiting PPD Resubmittal from Applicant Awaiting Submittal of SOC & Findings from Applicant
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
MC2024-0022	Stonehurst outdoor storage yard	2239 W Stonehurst Dr.	Contractors outdoor storage yard	ROSAS	8/19/2024	6/13/2025	Status: Incomplete Awaiting Resubmittal from Applicant
MC2024-0025	CNG 375 South Cactus Avenue	375 South Cactus Avenue	CNG dispensers for company fleet	COSTA	8/15/2024	2/28/2025	7.2.2025 awaiting Applicant response on Engineering CoAs.
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	3/3/2025	Status: Incomplete Comments provided to Applicant 8/4/2025 Awaiting Resubmittal from Applicant
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
MC2024-0031	New Single-Family Res.	3794 N Amberwood Ave	New SFR, ADU & JADU	VAZQUEZ	9/20/2024	N/A	Applicant resubmitted on 9/11/2025 Scheduled for DRC review on 9/18/2025

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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 Comments provided to Applicant 4/7/2025 Awaiting Resubmittal from Applicant
MC2024-0034	Souldies CDP2	108 South Riverside Avenue	Expand to outdoor entertainment and hours of operation	COSTA	11/4/2024	N/A	8.25.2025: Scheduled for the 9/4/2025 DRC
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: Incomplete Submittal 8/14/2025: Resubmittal Received 8/28/2025: DRC Review of Resubmittal 9/2/2025: Met with Applicant to Discuss Comments
MC2024-0041	Baseline/Riverside Donation Bin	155 E Baseline Rd	Proposal of a donation bin	VAZQUEZ	11/15/2024	N/A	Incomplete - Applicant to select new location (Parking requirment was not met)
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
MC2024-0045	TUP	N/A	New TUP Ordinance	ROBLES	N/A	N/A	07/10/2025: Met with legal to review comments, legal team to provide new Draft 08/21/2025: EDC report complete, to be presented on 8/28
MC2024-0047	Amazon Check-in lanes	1568 N. Linden Avenue	Reconfiguration of entry lanes and securty structures	ROSAS	12/10/2024	4/2/2025	Draft PPD Approval Letter prepared for review
MC2025-0001	Larch Ave. Office & Manu.	W/S Larch Ave. 150 feet S/O Rialto Ave.	New 7,500sf Industrial Building	CASEY	1/13/2025	N/A	Status: Incomplete Submittal 7/9/2025: Resubmittal Received 7/24/2025: DRC Review 8/25/2025: Met with Applicant to discuss DRC comments
MC2025-0002	Outdoor Storage Investments	2175 South Willow Avenue	Semi-trailer Storage Yard PPD, CDP, LLA, EAR	COSTA	1/13/2025	N/A	8.20.2025: Approved by Planning Commisssion; LLA with Engineering in process
MC2025-0003	Alder Fairfeild Hotel	Generally NWC Alder & Renaissance	Fairfeild Hotel development on Parcel 3	ROSAS	2/3/2025	N/A	DRC 1/28/2025 - Comments Ltr Out 3/27/2025
MC2025-0004	Date & Cameron Truck Yard	SWC Date Ave. & Cameron Way	Truck & Trailer Storage yard on 2.44 acres	CASEY	2/6/2025	N/A	Status: Incomplete Submittal 4/17/2025: Comment Letter sent to Applicant 4/29/2025: Met with Applicant Awaiting Resubmittal from Applicant
MC2025-0005	Rialto Tire Center	392 Foothill Blvd	Legalization of a 1515sf Building and new 5000sf 2-story building	ROSAS	1/30/2025	N/A	Status: Incomplete Submittal Comment provided to Applicant 6/9/2025 Awaiting Resubmittal from Applicant
MC2025-0006	SB 9 Unit	840 S Riverside	SB 9, New 612 Sqft Unit, 39 sqqft Porch & a new 622 Sqft Garage	VAZQUEZ/ROBLES	3/3/2025	N/A	Incomplete - Comment Letter sent on 4/29/2025 - Awaiting Resubmittal
MC2025-0007	Recycling Center	578 W Foothill Blvd	Proposal of a Recycling Center	COSTA	2/27	N/A	9.3.2025: DRC comments from Planning and Engineering emailed to applicant.
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 8/5/2025: Resubmittal Received 8/28/2025: DRC Review of Resubmittal 9/11/2025: Applicant Placed Project On-Hold

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MC2025-0009	AB 98 Compliance	N/A	Update to Chapter 18.112 to include AB 98 Requirements	CASEY	N/A	N/A	9/9/2025: City Council Public Hearing (1st Reading) 9/23/2025: City Council Consent Calendar (2nd Reading)
MC2025-0010	Massage Parlor	786 E. Foothill Blvd. #712	Massage therapy service (CDP2025-0008)	ROBLES	3/11/2025	N/A	06/24/2025: Contacted applicant to gather more information 07/22/2025: Sent incomplete
MC2025-0011	Expansion of Solomon Colors Warehouse	1371 N. Laurel Ave.	89,000 SF expansion of warehouse (PPD2025-0016)	ROBLES	3/12/2025	N/A	06/02/2025: Incomplete letter sent 07/15/2025: Staff met with applicant to clarify items listed in incomplete letter
MC2025-0012	Vulcan Materials Site Annexation	NWC Pepper Avenue & Highland Avenue	Annexation of over 100 acres of land	CASEY	N/A	N/A	4/8/2025: CC Adopted Resolution Authorizing Annexation Under Special Counsel Review
MC2025-0013	Linden Cluster Residential	E/S Linden S/O Riverside Avenue	66 SFR Planned Unit Development	CASEY	4/1/2025	N/A	Status: Incomplete Submittal 4/24/2025: DRC Review 5/5/2025: Comment Letter sent to Applicant Awaiting Resubmittal from Applicant
MC2025-0014	Gateway SP SPA and GPA	0132-122-04, 07, and 23 (124, 132, 136 E. Valley Bl.	SPA and GPA	COSTA	4/9/2025	4/14/2025	8.25.2025: Initial study received.
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 Engineering, Fire, and Utilities
MC2025-0016	Beyond Market type 20 Beer & wine	916 S Riverside Ave	CDP w/variance	VAZQUEZ	4/22/2025	N/A	Incomplete letter sent on 6/24/2025
MC25-0020	EV Car Charging Station	1175 W Reniassance Pkwy	Development of an EV Car Charging Station	VAZQUEZ	6/16/2025	N/A	Incomplete Letter sent on 7/9/2025
MC25-0022	1685 N. Eucalyptus Subdivison	1685 N. Eucalyptus Avenue	Subdivide a 5.36 acre parcel of land into two (2) parcels of land - Parcel 1 (0.63 acres) & Parcel 2 (4.73 acres)	COSTA	6/24/2025	N/A	8.6.2025: Incomplete letter sent; required documents and EAR fee were not submitted.
MC25-0023	AT&T Wireless Telecommunications Facility Co-Location	1610 W. Foothill Boulevard	Co-locate a new wireless telecommunications facility onto an existing 65 foot tall mono-pine	ROBLES	6/24/2025	N/A	07/22/2025: Sent incomplete as Filing Fees Due
MC25-0024	Massage Parlor	2012 N. Riverside Avenue, Suite F	Massage therapy service (CDP25-0001)	ROBLES	07/07/2025	N/A	07/23/2025: Incomplete email sent via EPL 07/29/2025: Applicant resubmitted 08/18/2025: Application routed to Police Department
MC25-0025	Jackson's Food Stores EV Charging Station	2281 W. Casmalia Street	Install new EV chargers and canopies at an existing gas station/convenience market	VAZQUEZ	7/15/2025	N/A	Incomplete Letter send on 9/3/2025
MC25-0027	Burlington Facade Improvement	1321 W. Foothill Boulevard	Facade improvement to an existing commercial building to facilitate Burlington branding	ROSAS	7/16/2025	N/A	9/9/2025: Incomplete email sent via EPL Awaiting Resubmittal
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	Assigned: 8/20/2025 DRC 8/28/2025

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MC25-0029	Calvary Chapel Expansion	1391 West Merrill Avnue	Temporary Modular Building	COSTA	8/11/2025	N/A	9.3.2025: DRC comments from Planning, Building, Engineering and Fire emailed to applicant.
MC25-0030	Terry Butler	2959 N. Palm Avenue	Commercial Vehicle Parking on a Residential Property	CASEY	8/11/2025	N/A	Assigned: 8/19/2025 Application Contents Under Review
MC25-0031	Dental Care of Rialto	1817 N. Riverside Avenue	Installation of two (2) LED readerboard signs	ROSAS	8/13/2025	N/A	Assigned: 9/2/2025 Awaiting Assignment
MC25-0032	Celia Melgarejo	2894 N. Palm Avenue	Commercial Vehicle Parking on a Residential Property	CASEY	8/20/2025	N/A	Assigned: 9/3/2025 Application Contents Under Review
MC25-0033	Magnolia Food c/o Coldwell Solar	1450 N. Alder Avenue	1251.25 kW DC Commercial Solar - four carport system	ROSAS	8/21/2025	N/A	8/22/2025: Fees Paid 9/2/2025: Assigned to Planner 9/11/2025: DRC Review
MC25-0034	Roberto Acevedo	124 E. Etiwanda Avenue	Proposed SB-9 (no lot split) Fire Restoration of existing home of 1982 s.f. JADU conversion of 422 s.f. and 2 garage conversion to detached ADU's: ADU1 756 s.f, ADU2 697 s.f.	ROSAS	8/21/2025	N/A	9/3/2025: Fees Paid 9/10/2025: Assigned to Planner 9/25/2025: DRC Review
MC25-0035	Water Quality Modifications - New Filters	1482 W. Summit Avenue (FWC Plant F14)	Two (2) new filter ponds and a 1,500 square foot addition to an existing filter gallery building		8/28/2025	N/A	9/10/2025: Fees Paid Awaiting Assignment