



# CITY OF EASTVALE

## REGULAR PUBLIC SAFETY COMMISSION AGENDA

**Eastvale City Hall Council Chambers  
12363 Limonite Ave, Suite 910, Eastvale, CA, 91752  
Regular Public Safety Commission: 6:00 PM  
Tuesday, April 28, 2026**

### **City Commissioners**

Jason Blair, Chair

Andrew Cruz, Vice Chair

Isabel Hernandez, Commissioner

Julio Mendez, Commissioner

Amanda Wade, Commissioner

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at [www.eastvaleca.gov](http://www.eastvaleca.gov).

Members of the public can observe the meeting by viewing the live-stream at [www.eastvaleca.gov](http://www.eastvaleca.gov) and may provide public comment by sending comments to the City Clerk's Office by email at [cityclerk@eastvaleca.gov](mailto:cityclerk@eastvaleca.gov). Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

☐ If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Maricela Mejia at [mmejia@eastvaleca.gov](mailto:mmejia@eastvaleca.gov) or (951)703-4433 at least 72 business hours in advance to request an auxiliary aid or accommodation.

Regular meetings are recorded and made available on the City's website at [www.eastvaleca.gov](http://www.eastvaleca.gov). Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS/ANNOUNCEMENTS**

**4.1. Monthly Police Department Update**

**4.2. Monthly Fire Department Update**

**4.3. Monthly Code Enforcement Department Update**

**5. ADDITIONS / REVISIONS**

*The Public Safety Commission may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Commission. If there is less than 2/3 of the Council members present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.*

**6. CONSENT CALENDAR**

*Consent Calendar items are normally enacted in one motion. The Chair or Commission may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.*

**6.1. Public Safety Commission Meeting Minutes**

Submitted by: Victoria Castreje, Deputy City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the Public Safety Commission approve the Public Safety Commission meeting minutes from the regular meeting on March 24, 2026.

**6.2. Planning Division Update**

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the Public Safety Commission receive and file the Planning Division Update.

**6.3. Public Works Department Update**

Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):

Staff recommends that the Public Safety Commission receive and file the Public Works Department update.

## **7. COMMISSION BUSINESS**

### **7.1. Establish Chapter 12.20 of the Eastvale Municipal Code Regulating the Operation of Electric Bicycles and Electric Motorcycles**

Submitted by: Johnny Terfehr, Community Safety and Technology Director

#### RECOMMENDED ACTION(S):

Staff recommends that the Public Safety Commission review and provide comment on the ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADDING CHAPTER 12.20 (ELECTRIC BICYCLES AND OFF-HIGHWAY ELECTRIC MOTORCYCLES) TO TITLE 12 (STREETS AND SIDEWALKS) OF THE EASTVALE MUNICIPAL CODE

## **8. PUBLIC COMMENT**

*Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Councilmembers, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.*

## **9. CITY STAFF REPORTS**

## **10. COMMISSION COMMUNICATIONS**

## **11. ADJOURNMENT**

The next regular meeting of the Eastvale Public Safety Commission is scheduled for Tuesday, May 26, 2026, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

### **AFFIDAVIT OF POSTING**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale ([www.eastvaleca.gov](http://www.eastvaleca.gov)), not less than 72 hours prior to the meeting.

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Marc A. Donohue, MMC  
City Clerk

# **MINUTES**

## **CITY OF EASTVALE**

### **Public Safety Commission Regular Meeting**

**Tuesday, March 24, 2026**

**Regular Meeting: 6:00 P.M.**

#### **Eastvale City Council Chambers**

**12363 Limonite Avenue #900**

**Eastvale, CA 91752**

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#### **1. CALL TO ORDER**

A regular meeting of the Eastvale Public Safety Commission was called to order on March 24, 2026, at 6:00 p.m. by Chair Blair.

#### **2. ROLL CALL**

**Present:** Commissioners Hernandez, Wade, Vice Chair Cruz, and Chair Blair.

**Absent:** Commissioner Mendez

#### **City Staff**

**Present:** Community Safety & Technology Director Terfehr, Code Enforcement Supervisor Marquez, Deputy City Clerk Castreje were present at Roll Call.

#### **3. PLEDGE OF ALLEGIANCE**

Commissioner Wade led the assembly in the Pledge of Allegiance to our Flag.

#### **4. PRESENTATIONS/ANNOUNCEMENTS**

##### **4.1 Introduction of Lt. Adam Ball**

Community Safety & Technology Director Terfehr introduced Lieutenant Adam Ball from Riverside County Sheriff's Office.

##### **4.2 Emergency Broadcast AM Radio Presentation**

Emergency Services Coordinator Hayes-Maldonado from Riverside County Emergency Management Department presented on the item and answered related questions.

#### **5. ADDITIONS / REVISIONS**

Deputy City Clerk Castreje stated that staff requested to add routine presentation items to

review Monthly Police, Fire, and Code Reports to tonight's meeting agenda.

On a motion by Commissioner Wade and a second by Commissioner Hernandez, the commissioners present voted unanimously to hear the presentations under items 7.2, 7.3 and 7.4 respectively.

## **6. CONSENT CALENDAR**

On a motion by Commissioner Hernandez and second by Vice Chair Cruz, the Public Safety Commission voted unanimously to approve the Consent Calendar.

### **6.1 Public Safety Commission Minutes**

Approved the Public Safety Commission Minutes from the January 27, 2026 meeting.

### **6.2 City of Eastvale Crime Statistics – January and February 2026**

Received and filed the Eastvale Crime Statistics for January and February 2026.

### **6.3 Public Works Department Update**

Received and filed the Public Works Department Update.

### **6.4 Planning Division Update**

Received and filed the Planning Division Update.

## **7. COMMISSION BUSINESS ITEMS (7.1-7.4)**

### **7.1 Proposed Purchase of one (1) 107' Quint Aerial Apparatus**

CAL Fire Chief Voight presented the item and answered related questions.

### **7.2 Monthly Police Department Update**

Lieutenant Ball provided a summary of calls for service and statistics and answered all related questions.

### **7.3 Monthly Fire Department Update**

No update was provided.

### **7.4 Monthly Code Enforcement Division Update**

Code Enforcement Supervisor John Marquez provided a summary of calls for service and statistics and answered related questions.

**9. PUBLIC COMMENT** – None.

**10. CITY STAFF REPORT**

Community Safety Director Terfehr provided updates.

**11. COMMISSION COMMUNICATIONS**

No comments were provided.

**ADJOURNMENT** – Chair Blair adjourned the meeting at 6:53 p.m. The next regular meeting of the Eastvale Public Safety Commission is scheduled for Tuesday, April 28, 2026, at 6:00 p.m.

---

Victoria Castreje  
Deputy City Clerk



## AGENDA STAFF REPORT

Public Safety Commission Meeting

### CONSENT CALENDAR

Agenda Item No. 6.2

April 28, 2026

## Planning Division Update

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### Prepared By:

David Murray, City Planner

### Recommended Action(s)

Staff recommends that the Public Safety Commission receive and file the Planning Division Update.

### Summary

Planning projects are provided in the attached Planning Project Status list. The list provides a brief summary and status of each project. New information is highlighted in yellow. A map identifying the locations of each project is also included.

### Background

The purpose of the Planning Division Update is to provide a list of the current status of major projects in the City of Eastvale.

### Environmental

The following update requires no environmental review as it is not considered a "project" under the California Environmental Quality Act (CEQA).

### Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable.

### Fiscal Impact

The following update has no applicable fiscal impacts.

**Prior City Council/Commission Action**

Not Applicable.

**Attachment(s)**

[Planning Division Update 4.28.26](#)



**CITY OF EASTVALE**

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# Major Projects Summary

April 28, 2026

City of Eastvale Planning Division



# CITY OF EASTVALE

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752  
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## Planning Division Major Projects Summary

April 28, 2026

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## Planning Division Major Projects Summary April 28, 2026

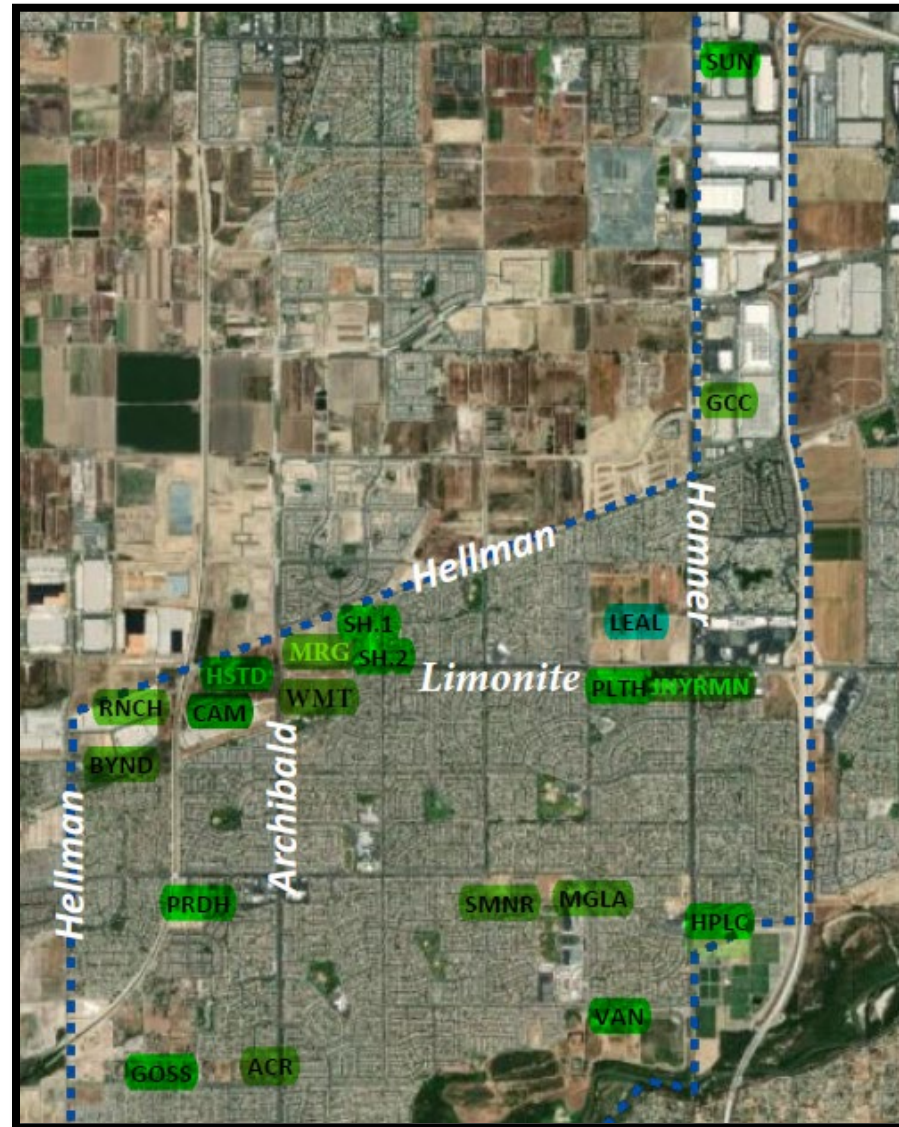
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Planning Department Major Projects Summary  
April 28, 2026



1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** = Updated Information



## In-Process/Review

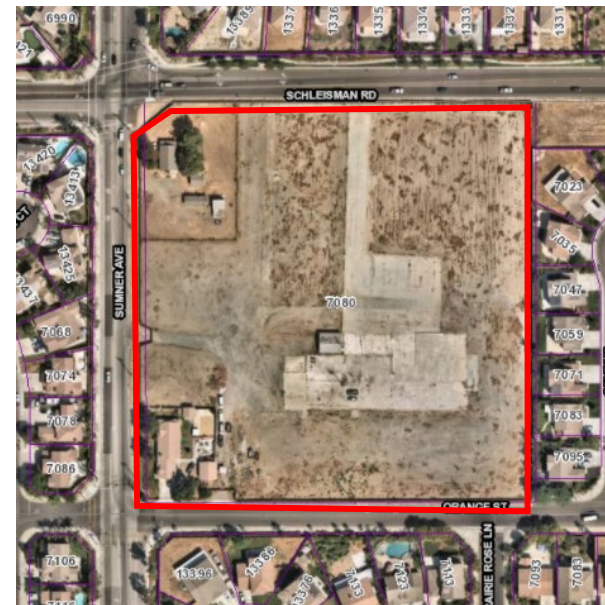
### Sumner Place Residential Development (MAP ID: SMNR)

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Sumner Place Residential Development                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project No.          | PLN25-20005_GPA001_DR001_COZ001_TTM                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Project Location:    | Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Description: | <p><b>General Plan Amendment</b> to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre).</p> <p><b>Change of Zone</b> to change the zone from Heavy Agriculture (A-2) to General Residential (R-3).</p> <p><b>Major Development Review</b> for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres.</p> <p><b>Tentative Tract Map</b> for condominium purposes.</p> |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

#### Notes:

- Received application on 1.30.25
- An incomplete letter was sent out to the applicant on 2.26.25.
- On 9.11.25 the applicant resubmitted the project.
- A second incomplete letter was sent out to the applicant on 10.9.25.
- On 1.21.26 a scheduled Workshop for the Planning Commission Meeting to introduce the revised project and solicit feedback prior to formal hearing.
- On 2.18.26 the project was scheduled for the Planning Commission.
- The project was heard at the February 18, 2026 Planning Commission hearing where the Commission recommended that the City Council deny the project.

#### Project Map:



#### Current Status:

- The project is awaiting a City Council hearing date.

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April 28, 2026

## Leal Ranch Residential Tentative Tract Map Phase C (MAP ID: LEAL.2)

|                      |                                                                                                                                                                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Tentative Tract Map 38596 (Phase C)                                                                                                         |
| Project No.          | PLN25-20086 TTM New Home Phase C                                                                                                                                   |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                     |
| Project Description: | <b>Tentative Tract Map 38596</b> a request to subdivide 44.34 acres into 73 lots for condominium purposes and 12 lettered lots for open space and street purposes. |
| Planner:             | Jamie K. Cerda                                                                                                                                                     |

### Notes:

- Received application on 10.29.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

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## Leal Ranch Residential Overall Phase C Offsite (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Offsite (Phase C)                                                                                                                                                                                    |
| Project No.          | PLN25-20087 MDR New Home Phase C Offsites                                                                                                                                                                                   |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                                                              |
| Project Description: | <b>Major Development Review</b> for the overall New Home Phase C Residential Development and associated site improvements of PA-7B, PA-7C, PA-12A, PA-12B, PA-12C, PA-13A, PA-13B and PA-13C of the Leal Ranch Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                              |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

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## Planning Department Major Projects Summary April 28, 2026

### Leal Ranch Residential DR PA-7B (MAP ID: LEAL.2)

|                      |                                                                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-7B (Phase C)                                                                                                                                      |
| Project No.          | PLN25-20088 DR PA-7B                                                                                                                                                        |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                              |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 72 multifamily (6-plex) residential units within Planning Area 7B of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                              |

#### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

#### Project Map:



#### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

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## Leal Ranch Residential DR PA-7C (MAP ID: LEAL.2)

|                      |                                                                                                                                                                               |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-7C (Phase C)                                                                                                                                        |
| Project No.          | PLN25-20089 DR PA-7C                                                                                                                                                          |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 80 single family attached residential units within Planning Area 7C of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

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## Leal Ranch Residential DR PA-12A (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-12A (Phase C)                                                                                                                                        |
| Project No.          | PLN25-20090 DR PA-12A                                                                                                                                                          |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                 |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 72 single family detached residential units within Planning Area 12A of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                 |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

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## Leal Ranch Residential DR PA-12B (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                  |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-12B (Phase C)                                                                                                                                          |
| Project No.          | PLN25-20091 DR PA-12B                                                                                                                                                            |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                   |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 87 single family attached residential units within Planning Area - 12B of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                   |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

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## Leal Ranch Residential DR PA-12C (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                  |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-12C (Phase C)                                                                                                                                          |
| Project No.          | PLN25-20092 DR PA-12C                                                                                                                                                            |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                   |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 73 single family detached residential units within Planning Area - 12C of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                   |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
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# CITY OF EASTVALE

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951.361.0900

Planning Department Major Projects Summary  
April 28, 2026

## Leal Ranch Residential DR PA-13A (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-13A (Phase C)                                                                                                                                        |
| Project No.          | PLN25-20093 DR PA-13A                                                                                                                                                          |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                 |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 64 single family detached residential units within Planning Area 13A of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                 |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text = Updated Information



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April 28, 2026

## Leal Ranch Residential DR PA-13B (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-13B (Phase C)                                                                                                                                        |
| Project No.          | PLN25-20094 DR PA-13B                                                                                                                                                          |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                 |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 32 single family detached residential units within Planning Area 13B of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                 |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

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## Leal Ranch Residential DR PA-13C (MAP ID: LEAL.2)

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-13C (Phase C)                                                                                                                                        |
| Project No.          | PLN25-20095 DR PA-13C                                                                                                                                                          |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                 |
| Project Description: | <b>Major Development Review</b> for the site planning and master architecture of 49 single family detached residential units within Planning Area 13C of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                 |

### Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
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## *Eastvale Care Facility (Selby)*

|                      |                                                                                                                                                                                                                                                               |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Eastvale Care Facility                                                                                                                                                                                                                                        |
| Project No.          | PLN24-20047 DR003 CUP003                                                                                                                                                                                                                                      |
| Project Location:    | Southwest corner of Walters St. & Selby Ave.                                                                                                                                                                                                                  |
| Project Description: | <b>Major Development Review</b> for the development congregate care facility consisting of two single family homes.<br><b>Conditional Use Permit</b> for the allowance of a residential care facility for the elderly for up to 14 persons per home (28 max). |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                     |

### Notes:

- Received application on 6.20.24
- An incomplete letter was sent to the applicant on 7.11.24
- Resubmittal received on 12.30.24

### Project Map:



### Current Status:

- On 1.28.25 the applicant received an incomplete letter, and the Planning Division is awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
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## Warmington Residential

|                      |                                                                                                                                                                                                                                                                                                                                                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Warmington                                                                                                                                                                                                                                                                                                                                     |
| Project No.          | PLN25-20102 TTM DR                                                                                                                                                                                                                                                                                                                             |
| Project Location:    | Northeast corner of Hellman Avenue and Walters Street.                                                                                                                                                                                                                                                                                         |
| Project Description: | <b>Tentative Tract Map 39416</b> to subdivide four (4) existing parcels into 35 single family residential lots and two (2) lettered lots.<br><b>Major Development Review</b> to establish the site planning and master architecture of a new 35 single family detached residential community with two (2) units set aside for very low-income. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                                                                                                                                                 |

### Notes:

- Received application on 12.2.25.
- An incomplete letter was sent to the applicant on 12.17.25
- On 1.26.26 the applicant resubmitted the project for review.
- An second incomplete letter was sent to the applicant on 2.11.26

### Project Map:



### Current Status:

- On March 25, 2026, the applicant resubmitted the project and is currently under review.

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April 28, 2026

## *Sri Jayaram Temple Selby*

|                      |                                                                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Sri Jayaram Temple                                                                                                                                                                   |
| Project No.          | PLN25-20061 DR                                                                                                                                                                       |
| Project Location:    | Northwest corner of Selby Avenue and Chandler Street.                                                                                                                                |
| Project Description: | <b>Major Development Review</b> for the construction and operation of a 11,973 square foot one-story place of worship and accessory restroom and dining area with ancillary parking. |
| Planner:             | Steven D. Fowler                                                                                                                                                                     |

### Notes:

- Received application on 8.14.25.
- On 8.20.25 the applicant was sent an incomplete letter
- On 9.8.25 the applicant resubmitted the project for review.
- On 9.25.2 a second incomplete letter was sent out to the applicant.
- On 11.24.25 the applicant resubmitted the project for review.
- On 12.10.25 a third incomplete letter was sent out to the applicant.
- On 12.19.25 the applicant resubmitted the project for review.
- On 1.6.26 a fourth incomplete letter was sent out to the applicant.
- On 2.9.26 the applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On 2.18.26 a fifth incomplete letter was sent out to the applicant and currently awaiting resubmittal.

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Planning Department Major Projects Summary  
April 28, 2026

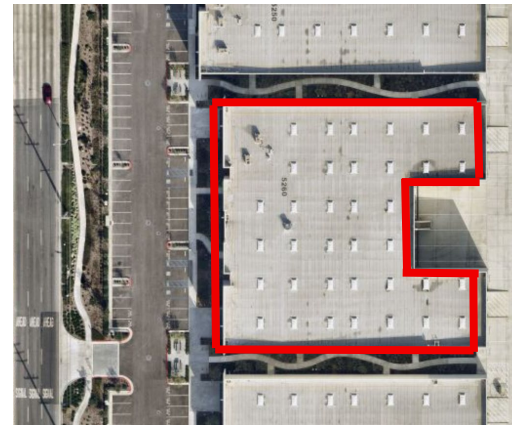
## *Beyond Pickleball Club*

|                      |                                                                                                                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Beyond Pickleball Club                                                                                                                                                                                          |
| Project No.          | PLN26-20012 CUP                                                                                                                                                                                                 |
| Project Location:    | Northeast corner of Hamner Avenue and Goodman Way.                                                                                                                                                              |
| Project Description: | <b>Conditional Use Permit</b> to allow for an indoor recreation facility that will include 14 pickleball courts.<br><b>Conditional Use Permit</b> to allow for a type 41 beer and wine for on-site consumption. |
| Planner:             | Steven D. Fowler                                                                                                                                                                                                |

### Notes:

- Received application on 2.17.26
- The application was deemed complete for the 2.18.26 Planning Commission.
- The project was continued to a Special Planning Commission meeting on 3.23.26
- The Special Planning Commission meeting for 3.23.26 was canceled.

### Project Map:



### Current Status:

- The project was deemed complete and is scheduled for April 15, 2026 Planning Commission.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### *Forge District Gym*

|                      |                                                                                                                                     |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Forge District Gym                                                                                                                  |
| Project No.          | PLN26-20021 CUP                                                                                                                     |
| Project Location:    | Northeast corner of Hamner Avenue and Commerce.                                                                                     |
| Project Description: | <b>Conditional Use Permit</b> to allow for an indoor fitness and sports facility within a portion of a 12,900 square foot building. |
| Planner:             | Steven D. Fowler                                                                                                                    |

#### Notes:

- Received application on 3.5.26

#### Project Map:



#### Current Status:

- On March 25, 2026 the applicant received an incomplete letter and planning division is awaiting resubmittal.

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Planning Department Major Projects Summary  
April 28, 2026

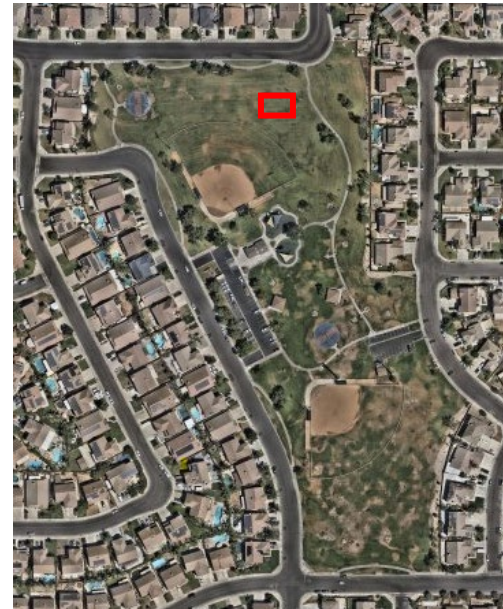
## Wireless Facility – 7250 Cobble Creek

|                      |                                                                                                                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Providence Ranch Monopine                                                                                                                                                                                                            |
| Project No.          | PLN24-20030 MDR010                                                                                                                                                                                                                   |
| Project Location:    | Southeast corner of Hallow Brook Way and Westerly Way. East of Cobble Creek                                                                                                                                                          |
| Project Description: | <b>Minor Development Review</b> for the development of an unmanned telecom facility consisting of 70 ft. tall monopine 14 panel antennas mounted on the monopine, 35 RRUs mounted behind the antennas, and necessary equipment area. |
| Planner:             | Steven D. Fowler                                                                                                                                                                                                                     |

### Notes:

- Received application on 4.30.24
- The project was scheduled for planning commission on 6.19.24.
- On 6.19.24 the planning commission continued the project to a future date.
- A second submittal was submitted for review.
- The project was scheduled for planning commission on 11.20.24.

### Project Map:



### Current Status:

- On 11.20.24 the Planning Commission continued the project off calendar. The Planning Division is waiting for a resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Approved/ Entitled

### *Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)*

|                      |                                                                                                                                                                                                                     |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Tentative Tract Map (Phase A)                                                                                                                                                                |
| Project No.          | PLN22-20087 TTM No. 38594                                                                                                                                                                                           |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                                                      |
| Project Description: | <b>Tentative Tract Map</b> to create 64 lots over 69.8 acres of land to facilitate various site improvements and initiate the residential development of PA-1, PA-6, PA-7A, and PA-8 of the Leal Ranch Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                      |

#### Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

#### Project Map:



#### Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary April 28, 2026

### Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

|                      |                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Overall DR (Phase A)                                                                                                         |
| Project No.          | PLN22-20088 DR006                                                                                                                                   |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                      |
| Project Description: | <b>Major Development Review</b> for the overall Leal Phase A Residential Development and associated site improvements (PA-1, PA-6, PA-7A, and PA-8) |
| Planner:             | Jamie K. Cerda                                                                                                                                      |

#### Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

#### Project Map:



#### Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
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## Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)

|                      |                                                                                                                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-1 (Phase A)                                                                                                                                                        |
| Project No.          | PLN22-20089 DR007                                                                                                                                                                            |
| Project Location:    | Northeast corner of Limonite Avenue and Scholar Way.                                                                                                                                         |
| Project Description: | <b>Major Development Review</b> for the development of 168 new residential units within Planning Area 1 of the Leal Master Plan. Plan types will consist of townhomes (10 plex and 11 plex). |
| Planner:             | Jamie K. Cerda                                                                                                                                                                               |

### Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20089 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Models are open to the public.
- All units have been signed off and received Certificate of Occupancy.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### *Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)*

|                      |                                                                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Planning Area- 6 (Phase A)                                                                                                                                         |
| Project No.          | PLN22-20090 DR008                                                                                                                                                                         |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                            |
| Project Description: | <b>Major Development Review</b> for the development of 102 new residential units within Planning Area 6 of the Leal Master Plan. Plan types will consist of townhomes (Duplex to 6 plex). |
| Planner:             | Jamie K. Cerda                                                                                                                                                                            |

#### Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20090 and is subject to conditions of approval.

#### Project Map:



#### Current Status:

- Models are open to the public.
- Production units are actively under construction.

- New projects are added to the bottom of the list as they are submitted.
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## Planning Department Major Projects Summary April 28, 2026

### *Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)*

|                      |                                                                                                                                            |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Planning Area-7A (Phase A)                                                                                          |
| Project No.          | PLN22-20091 DR009                                                                                                                          |
| Project Location:    | Northeast corner of Limonite Avenue and Scholar Way.                                                                                       |
| Project Description: | <b>Major Development Review</b> for the development of 94 single family residential units within Planning Area-7A of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                             |

#### Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20091 and is subject to conditions of approval.

#### Project Map:



#### Current Status:

- Models are open to the public.
- Production units are actively under construction.

- New projects are added to the bottom of the list as they are submitted.
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## Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

|                      |                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential Planning Area 8 (Phase A)                                                                                          |
| Project No.          | PLN22-20092 DR010                                                                                                                         |
| Project Location:    | Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                            |
| Project Description: | <b>Major Development Review</b> for the development of 74 single family residential units within Planning Area 8 of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                            |

### Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20092 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Models are open to the public.
- Production units are actively under construction.

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## Planning Department Major Projects Summary April 28, 2026

### Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

|                      |                                                                                                                                  |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Ranch Residential PA-2 Quarterra                                                                                            |
| Project No.          | PLN23-20036 DR006                                                                                                                |
| Project Location:    | Northeast corner of Limonite Avenue and of Scholar Way. South of 58 <sup>th</sup> St.                                            |
| Project Description: | <b>Major Development Review</b> for the development of 320 new residential units within Planning Area 2 of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                   |

#### Notes:

- Received application on June 9, 2023.
- Application was deemed incomplete on July 3, 2023
- Application was resubmitted on August 31, 2023
- Application was deemed incomplete on September 27, 2023
- Application was resubmitted on November 14, 2023
- Application was deemed incomplete on December 7, 2023
- Application was resubmitted on January 18, 2024
- Planning Commission approval on February 21, 2024
- On February 21, 2024, the Planning Commission approved entitlements for PLN23-20036, with conditions of Approval.

#### Project Map:



#### Current Status:

- Construction documents have been submitted with the Building Division and are currently under review.

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |                                                                                                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--|
| <i>New Home Recreation Center</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                             | <b>Project Map:</b><br>                             |  |
| Project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | New Home Rec Center                                                                                                                         |                                                                                                                                        |  |
| Project No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PLN24-20075 MDR014                                                                                                                          |                                                                                                                                        |  |
| Project Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Northeast corner of Limonite Avenue and of Scholar Way. South of 58 <sup>th</sup> St.                                                       |                                                                                                                                        |  |
| Project Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Major Development Review</b> for the site planning and architecture of the proposed recreation center within the Leal Ranch Master plan. |                                                                                                                                        |  |
| Planner:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Jamie K. Cerda                                                                                                                              |                                                                                                                                        |  |
| <b>Notes:</b> <ul style="list-style-type: none"> <li>Received application on 8.21.24</li> <li>On 9.18.24 an incomplete letter was sent out to the applicant.</li> <li>The project was resubmitted on 10.24.24</li> <li>On 11.20.24 an incomplete letter was sent out to the applicant.</li> <li>The project was deemed complete and scheduled for planning commission for 2.19.25.</li> <li>On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.</li> </ul> |                                                                                                                                             | <b>Current Status:</b> <ul style="list-style-type: none"> <li>The project has been signed off the Certificate of Occupancy.</li> </ul> |  |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>New Home TTM 38595 Phase B</i>                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                      | Project Map:                                                                                                                                                                    |
| Project:                                                                                                                                                                                                                                                                                                                                                                                                                                   | Tentative Tract Map Phase B                                                                                                                                                                                                                                                          |                                                                                             |
| Project No.                                                                                                                                                                                                                                                                                                                                                                                                                                | PLN24-20074 TTM #38594 PH B                                                                                                                                                                                                                                                          |                                                                                                                                                                                 |
| Project Location:                                                                                                                                                                                                                                                                                                                                                                                                                          | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                                                                                                                                                                                     |                                                                                                                                                                                 |
| Project Description:                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Tentative Tract Map</b> for the development of an existing lot into 46 total lots for condominium purposes (37 residential, 1 commercial, 3 for open space and 5 for private street purposes) of TTM 38595 within Planning Area 9, 10, 11A, 11B, and 11C of the Leal Master Plan. |                                                                                                                                                                                 |
| Planner:                                                                                                                                                                                                                                                                                                                                                                                                                                   | Jamie K. Cerda                                                                                                                                                                                                                                                                       |                                                                                                                                                                                 |
| Notes:                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                      | Current Status:                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Received application on 8.21.24</li> <li>On 9.18.24 an incomplete letter was sent out to the applicant.</li> <li>The project was resubmitted on 10.24.24</li> <li>On 11.6.24 an incomplete letter was sent out to the applicant.</li> <li>The project was resubmitted on 12.11.24</li> <li>The project was deemed complete and is currently scheduled for planning commission on 2.19.25</li> </ul> |                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>On February 19, 2025, the Planning Commission approved entitlements for PLN24-20074 and is subject to conditions of approval.</li> </ul> |

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



# CITY OF EASTVALE

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Planning Department Major Projects Summary  
April 28, 2026

## *New Home Off-site*

|                      |                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------|
| Project:             | Tentative Tract Map Phase B                                                                                      |
| Project No.          | PLN24-20069 DR004                                                                                                |
| Project Location:    | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                 |
| Project Description: | <b>Major Development Review</b> to establish the off-site streets and layout of Phase B of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                   |

### Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

### Project Map:



### Current Status:

- On 3.19.2025 the Planning Commission approved entitlements for PLN24-20069 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary  
April 28, 2026

## Leal Ranch Residential PA-9

|                      |                                                                                                                                                                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Planning Area 9                                                                                                                                                    |
| Project No.          | PLN24-20070 DR005                                                                                                                                                  |
| Project Location:    | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                                                                   |
| Project Description: | <b>Major Development Review</b> for the development of 90 residential units (triplexes) on Lots 30-36 of TTM 38595 within Planning Area 9 of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                     |

### Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16, 2025.
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Actively under construction.
- The Model Homes are currently open.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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Planning Department Major Projects Summary  
April 28, 2026

## Leal Ranch Residential PA-11A

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Planning Area 11A                                                                                                                                                              |
| Project No.          | PLN24-20071 DR006                                                                                                                                                              |
| Project Location:    | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                                                                               |
| Project Description: | <b>Major Development Review</b> for the development of 91 residential units (duplexes and triplexes) on lot 1-9 of TTM 38595 within Planning Area 11A of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                 |

### Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20071 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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Planning Department Major Projects Summary  
April 28, 2026

## Leal Ranch Residential PA-11B

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Planning Area 11B                                                                                                                                                              |
| Project No.          | PLN24-20072 DR007                                                                                                                                                              |
| Project Location:    | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                                                                               |
| Project Description: | <b>Major Development Review</b> for the development of 90 residential units (6-plex and 8-plexes) on Lots 10-18 of TTM 38595 within Planning Area 11B of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                 |

### Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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Planning Department Major Projects Summary  
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## Leal Ranch Residential PA-11C

|                      |                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Planning Area 11C                                                                                                                                                    |
| Project No.          | PLN24-20073 DR008                                                                                                                                                    |
| Project Location:    | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                                                                     |
| Project Description: | <b>Major Development Review</b> for the development of 63 residential units (triplexes) on Lots 19-29 of TTM 38595 within Planning Area 11C of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                       |

### Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary  
April 28, 2026

## Leal Ranch Residential PA-4 Quarterterra Phase II

|                      |                                                                                                                                                               |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Planning Area 4                                                                                                                                               |
| Project No.          | PLN24-20035 DR001                                                                                                                                             |
| Project Location:    | Southwest corner of Limonite Avenue and 58 <sup>th</sup> Street.                                                                                              |
| Project Description: | <b>Major Development Review</b> for the development of 360 multi-family residential units on 10.6 acres within Planning Areas 4 & 10 of the Leal Master Plan. |
| Planner:             | Jamie K. Cerda                                                                                                                                                |

### Notes:

- Received application on 5.7.24
- An incomplete letter was sent out to the applicant on 6.3.24
- On 7.24.24 the applicant resubmitted to the planning division for review.
- A second incomplete letter was sent to applicant on 8.12.24
- On 10.14.24 the applicant resubmitted to the planning division for review.
- A third incomplete letter was sent to applicant on 11.7.24
- On 12.19.24 the applicant resubmitted to the planning division for review.
- A fourth incomplete letter was sent to applicant on 1.16.25
- On 4.7.25 the applicant resubmitted to the planning division for review.
- The project was scheduled for Planning Commission on the date of 5.21.25.

### Project Map:



### Current Status:

- On 5.21.2025 the Planning Commission approved entitlements for PLN24-20035 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
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## *Richmond American Residential (formerly Warmington Residential)*

|                      |                                                                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Warmington Residential                                                                                                                                                   |
| Project No.          | PLN24-20053 TTM001 DR003 SB330                                                                                                                                           |
| Project Location:    | Northeast corner of Grapewin St. & Archibald Ave.                                                                                                                        |
| Project Description: | <b>Tentative Tract Map</b> for 76 lots for a single family home community.<br><b>Major Development Review</b> for the development of 76 single-family residential units. |
| Planner:             | Jamie K. Cerda                                                                                                                                                           |

### Notes:

- Received application on 6.27.24
- An incomplete letter was sent to the applicant on 7.10.24 documents were resubmitted
- A second incomplete letter has been sent to applicant on 8.06.24
- A third incomplete letter has been sent to applicant on 10.17.24
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The project was heard by the Planning Commission on 3.19.25 meeting and recommended to the City Council for approval.
- The project was heard by the City Council on 4.23.25 where action was to continue the project for the next scheduled City Council date on May 28, 2025.
- On 05.28.2025 City Council approved entitlements for PLN24-20053 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Construction documents have been submitted to the Building Division and grading has been submitted to Public Works Department.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** = Updated Information



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## Planning Department Major Projects Summary April 28, 2026

### Goodman Commerce Center (MAP ID: GCC)

|                      |                                                                                                                                                                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Goodman Commerce Center (formally Lewis Eastvale Commerce Center)                                                                                                                                                                                                                                                              |
| Project No.          | 11-0271 **see related projects below                                                                                                                                                                                                                                                                                           |
| Project Location:    | 190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road                                                                                                                                                                                                                          |
| Project Description: | General Plan Amendment, Change of Zone, and Specific Plan to provide a mix of warehousing, light industrial, office, and retail uses. Major Development Review for the development of two industrial buildings of approximately 1,007,705 square feet and 1,033,192 square feet. CEQA: Environmental Impact Report (certified) |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                                                                      |

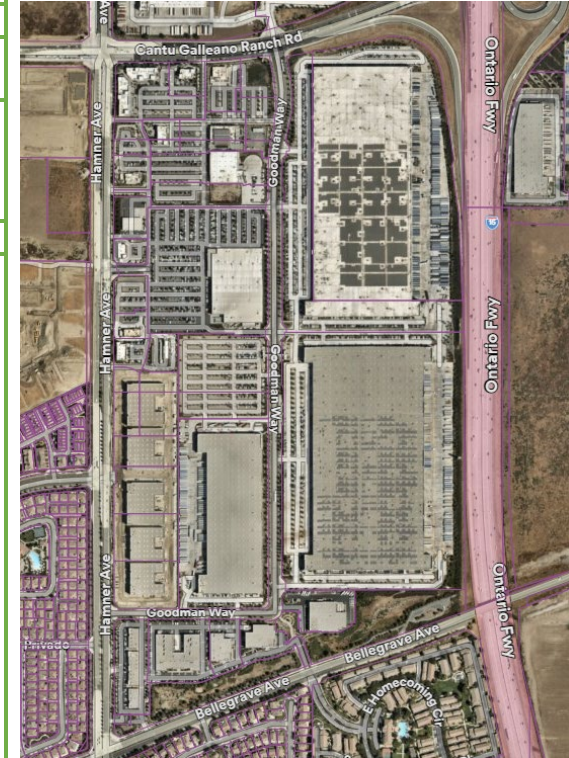
#### Notes:

- Approved by City Council on November 12, 2014

See the following projects for more recent activity at the Goodman Commerce Center Development:

- Project No. PLN17-20033 Retail Building CR-3 – Starbucks & other tenants (GCC.1)
- Project No. PLN18-20014 Retail Building CR-12 – Quick Quack Carwash (GCC.2)
- Project No. PLN18-20042 Retail Building CR-11 – Multi-Tenant (GCC.3)
- Project No. PLN19-20006 Retail Building CR-10- Chick-fil-A (GCC.4)
- Project No. PLN19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
- Project No. PLN19-20064 Retail Building CR-6 (GCC.6)
- Project No. PLN20-20018 Retail Building CR-6A, CRA, CR-B, CR-C
- Project No. PLN21-20063 Retail Building CR-1 – Chili's
- Project No. PLN21-20068 Retail Building CR-2 – Olive Garden
- Project No. PLN22-20025 Planning Area-4 Development

#### Project Map:



#### Current Status:

- Various buildings complete, operating and under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



# CITY OF EASTVALE

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Planning Department Major Projects Summary  
April 28, 2026

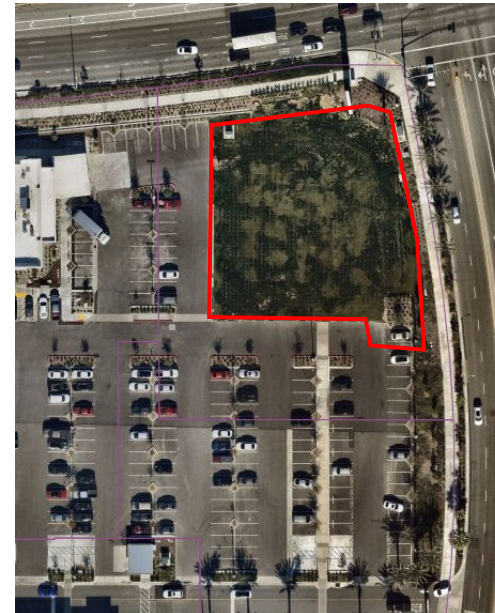
## *GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)*

|                      |                                                                                                                                                                                                                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | GCC CR-1 Alcohol CUP and VAR                                                                                                                                                                                                                                                      |
| Project No.:         | PLN22-20010_CUP002_VAR001                                                                                                                                                                                                                                                         |
| Project Location:    | Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-023                                                                                                                                                                          |
| Project Description: | <b>Conditional Use Permit</b> for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-1) restaurant (dba Chili's).<br><br><b>Variance</b> to request modification to the sign standards to allow four (4) tenant wall signs. |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                                                                                    |

### Notes:

- Received application on March 7, 2022
- On April 20, 2022, PLN22-20012 was approved by the Planning Commission subject to conditions of approval.

### Project Map:



### Current Status:

- Project is currently on hold per developer.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                    |                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>New Restaurant Shell (CR-1)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                    |                                                                                                                                                                |
| Project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Commercial Restaurant Building (CR-1)                                                                                              | Project Map:                                                                |
| Project No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PLN25-20031 DR003                                                                                                                  |                                                                                                                                                                |
| Project Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.                                                                      |                                                                                                                                                                |
| Project Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Major Development Review</b> for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot. |                                                                                                                                                                |
| Planner:                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Steven D. Fowler                                                                                                                   |                                                                                                                                                                |
| Notes: <ul style="list-style-type: none"> <li>Received application on 4.23.25</li> <li>On 5.20.25 an incomplete letter was sent out to the applicant.</li> <li>On 6.12.25 the applicant resubmitted to the Planning Division.</li> <li>A public hearing was scheduled for 8.20.25 to present the project to the Planning Commission</li> <li>On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval.</li> </ul> |                                                                                                                                    | Current Status: <ul style="list-style-type: none"> <li>Grading plans and Construction plans have been approved and construction will begin shortly.</li> </ul> |

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary  
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## GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)

|                      |                                                                                                                                                                                                                                                                                                                                     |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | GCC Planning Area 4 DR and TPM                                                                                                                                                                                                                                                                                                      |
| Project No.:         | PLN22-20025 CR-13 and TPM No. 38438, PLN22-20056 DR CR-14, PLN22-20057 DR CR-15, PLN22-20058 DR CR-16, PLN22-20059 DR CR-17                                                                                                                                                                                                         |
| Project Location:    | Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)                                                                                                                                                                                                     |
| Project Description: | <p><b>Major Development Review (DR)</b> for development of five (5) business park buildings ranging in size from 40,000 sf to 59,987 sf in Planning Area 4 of the Goodman Commerce Center in Eastvale Specific Plan.</p> <p><b>TPM No. 38438:</b> For the reconfiguration of a 14.4-acre site into five (5) individual parcels.</p> |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                                                                           |

### Notes:

- Received application on April 20, 2022.
- Project was deemed incomplete by Staff on May 19, 2022.
- Received resubmittal on August 8, 2022.
- Project was deemed incomplete by Staff on August 24, 2022.
- Project was deemed complete by Staff on September 28, 2022.
- On October 19, 2022, the Planning Commission approved PLN22-20025, -56 through -59 subject to conditions of approval.
- Building Permits issued on November 28, 2023

### Project Map:



### Current Status:

- Buildings are currently being leased.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** = Updated Information



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April 28, 2026

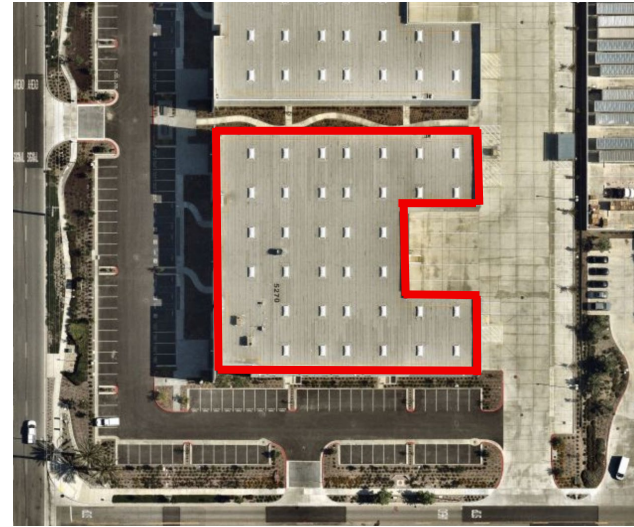
## Team Up Arena

|                      |                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Team Up Arena                                                                                                                                                                                                                                                                                                                           |
| Project No.          | PLN25-20056 CUP                                                                                                                                                                                                                                                                                                                         |
| Project Location:    | Northeast corner of Hamner Avenue and Goodman Way.                                                                                                                                                                                                                                                                                      |
| Project Description: | <b>Conditional Use Permit</b> to allow for an indoor recreation facility that will include (but not limited to) trampolines, dodgeball, augmented reality attractions, open jump areas, mini golf, darts, and bowling.<br><b>Conditional Use Permit</b> to allow for a type 47 beer wine and distilled spirits for on-site consumption. |
| Planner:             | Steven D. Fowler                                                                                                                                                                                                                                                                                                                        |

### Notes:

- Received application on 8.13.25
- An incomplete letter was sent to the applicant on 9.3.25.
- On 9.18 the applicant resubmitted the project.
- The project was scheduled for Planning Commission on 10.15.25.
- October 15, 2025, the Planning Commission approved entitlements for PLN25-20056 and is subject to Conditions of Approval.

### Project Map:



### Current Status:

- Plans have been submitted and are under review with Building Division.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



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|                                                                                                                                                                                                                                                                                                                            |                                                                                                                                         |                                                                                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--|
| <i>All-Magic</i>                                                                                                                                                                                                                                                                                                           |                                                                                                                                         | <p>Project Map:</p>                               |  |
| Project:                                                                                                                                                                                                                                                                                                                   | All-Magic Paint and Body                                                                                                                |                                                                                                                                      |  |
| Project No.                                                                                                                                                                                                                                                                                                                | PLN25-20081 CUP                                                                                                                         |                                                                                                                                      |  |
| Project Location:                                                                                                                                                                                                                                                                                                          | Northeast corner of Hamner Avenue and Commerce.                                                                                         |                                                                                                                                      |  |
| Project Description:                                                                                                                                                                                                                                                                                                       | <b>Conditional Use Permit</b> to allow for an indoor autobody paint and repair center that is contained completely within the building. |                                                                                                                                      |  |
| Planner:                                                                                                                                                                                                                                                                                                                   | Steven D. Fowler                                                                                                                        |                                                                                                                                      |  |
| Notes:                                                                                                                                                                                                                                                                                                                     |                                                                                                                                         | Current Status:                                                                                                                      |  |
| <ul style="list-style-type: none"> <li>Received application on 10.13.25</li> <li>The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting.</li> <li>On November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval.</li> </ul> |                                                                                                                                         | <ul style="list-style-type: none"> <li>Plans have been submitted to the Building Division and are currently under review.</li> </ul> |  |

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### *Hamner Place Pad-2 (MAP ID: HPLC.4)*

|                      |                                                                  |
|----------------------|------------------------------------------------------------------|
| Project:             | PAD-2 at Hamner Place                                            |
| Project No.          | PLN24-20019_MDR008_CUP001                                        |
| Project Location:    | Northeast corner of Schleisman Rd. and of Hamner Ave.            |
| Project Description: | New 4,250 sq. ft. multi-tenant shops with pick-up drive-up lane. |
| Planner:             | Allen Lim                                                        |

#### Notes:

- Received application on 2.26.24
- On March 21, 2024 an incomplete letter was sent out to the applicant, awaiting resubmittal.
- May 1, 2024 applicant resubmitted.
- June 3, 2024 the application was deemed complete and tentatively scheduled for July planning commission.
- On July 17, 2024 The Planning Commission approved the entitlements for PLN24-20019 and is subject to conditions of approval.

#### Project Map:



#### Current Status:

- The Shell for Pad 2 received final approval.
- The Bruster's Ice Cream is approved and currently operational.
- The Chipotle has been approved and is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

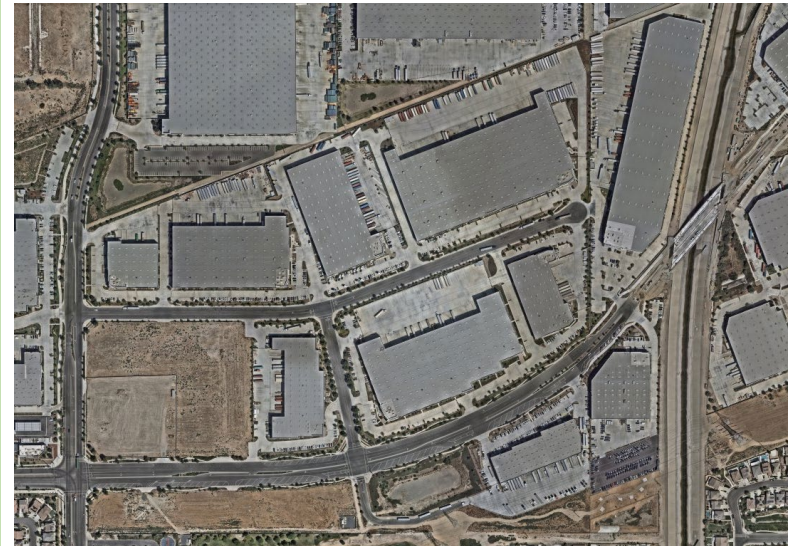
### *The Ranch (MAP ID: RNCH)*

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | The Ranch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Project No.          | 15-0783                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Location:    | Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel.<br><br>Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)                                                                                                                                                                                                                                                                                     |
| Project Description: | <ul style="list-style-type: none"> <li>Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9.</li> <li>Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels.</li> <li>Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels.</li> </ul> CEQA: EIR Addendum |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

#### Notes:

- Approved by City Council on December 9, 2015.
- February 19, 2016, a new owner purchased the six (6) industrial lots.
- Monument Sign approved on February 1, 2018.
- See the following projects for more recent activity at The Ranch:
  - Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3. (RNCH.1)
  - Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9 (RNCH.2)
  - Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9 (RNCH.3)
  - Project No. PLN19-20035: Summit Development – Major Development Review for Planning Area 6 (RNCH.4)

#### Project Map



#### Current Status:

- Approved.
- Continue discussing potential development for commercial portion.
- Construction of six industrial/warehouse buildings are completed.
- A resolution for the Final Cancellation of the Williamson Act Contract for the Rodriguez Site was adopted by City Council meeting on July 24, 2019.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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## Planning Department Major Projects Summary April 28, 2026

### *Beyond Food Mart at The Ranch (MAP ID: RNCH.5)*

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Beyond Food Mart Major Development Review and Conditional Use Permit(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Project No.          | PLN21-20014_DR002_CUP003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Location:    | Northeast corner of Hellman Ave. and Limonite Ave. at The Ranch Specific Plan (Assessor Parcel Number: 144-010-077)                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Description: | <b>Major Development Review</b> , for the construction of a new 7,150 square-foot Beyond Food Mart with a single lane drive-through operation, a 5,177 square-foot canopy, and a 2,312 square-foot drive-through carwash<br><b>Conditional Use Permit</b> , for the operation of automobile service station with concurrent off sale of beer and wine (Type 20)<br><b>Conditional Use Permit</b> , for the operation of a C-Store with a drive-through<br><b>Conditional Use Permit</b> , for the operation of a drive-through carwash |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

#### Notes:

- Received application on 3.17.21
- On November 17, 2021, the Planning Commission approved project PLN21-20014, subject to conditions of approval.

#### Project Map:



#### Current Status:

- The project is approved and currently operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
April 28, 2026

## *The Ranch TPM No. 38114 (MAP ID: RNCH.6)*

|                      |                                                                                                  |
|----------------------|--------------------------------------------------------------------------------------------------|
| Project:             | The Ranch TPM No. 38114                                                                          |
| Project No.          | PLN22-20009_TPM38114                                                                             |
| Project Location:    | Northeast corner of Limonite Avenue and Hellman Avenue; Assessor Parcel Number (APN) 144-010-077 |
| Project Description: | <b>Tentative Parcel Map</b> to subdivide one (1) 10.68 acres into two (2) individual parcels.    |
| Planner:             | Allen Lim                                                                                        |

### Notes:

- Received application on March 2, 2022
- On May 18<sup>th</sup>, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval.
- On November 17, 2021, the Planning Commission approved project **PLN21-20014**.

### Project Map:



### Current Status:

The Building Permits of PLN21-20014 have been issued and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



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## Planning Department Major Projects Summary April 28, 2026

### *Hotel Suites (HPLC.1)*

|                      |                                                                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Hotel - Staybridge Suites at Hamner Place                                                                                                               |
| Project No.          | PLN19-20023                                                                                                                                             |
| Project Location:    | Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)                                                            |
| Project Description: | <b>Major Development Review</b> for a hotel and a banquet facility and a <b>Conditional Use Permit</b> for the sale of alcohol for on-site consumption. |
| Planner:             | Allen Lim                                                                                                                                               |

#### Notes:

- Received application on June 6, 2019.
- See the following project for more information:
- PLN17-20015: Hamner Place (former Polopolus Property)
  - Approved by Planning Commission on June 19, 2019.
  - Building plans received for review on January 30, 2020.

#### Project Map:



#### Current Status:

- The Staybridge Suites has obtained Certificate of Occupancy and is fully operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
April 28, 2026

## *Hamner Place Retail Suites D.R (HPLC.3)*

|                      |                                                                                                                                                                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Hamner Place Retail Suites – Major Development Review (DR)                                                                                                                                                                                                                           |
| Project No.          | PLN19-20053                                                                                                                                                                                                                                                                          |
| Project Location:    | Southeast corner of Hamner Avenue and Schleisman Road;<br>(Assessor's Parcel Number: 152-060-003)                                                                                                                                                                                    |
| Project Description: | <b>Major Development Review</b> for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet. |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                            |

### Notes:

- Received application on November 21, 2019.
- On December 18, 2019, the Planning Commission approved project PLN19-20053 subject to conditions of approval.

### Project Map:



### Current Status:

- The Building is currently operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### *The Merge (MAP ID: MRG)*

|                      |                                                                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | The Merge Retail and Industrial Center                                                                                                                                                                                         |
| Project No.          | PLN18-20026                                                                                                                                                                                                                    |
| Project Location:    | Northeast corner of Limonite Avenue and Archibald Avenue; APN: 164-010-019-6                                                                                                                                                   |
| Project Description: | <b>Major Development Review, Tentative Parcel Map, and Variance</b> for the development of a retail and light industrial center on an approximately 26-acre site, and various <b>Conditional Use Permits</b> for certain uses. |
| Planner:             | Allen Lim                                                                                                                                                                                                                      |

#### Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review. January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Construction building plans for industrial buildings 1-6 approved by Planning 11.25.19
- Sprouts (Major 1) is completed and in operation 10.28.20

#### Project Map:



#### Current Status:

- The Merge Industrial and Retail have completed construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### Walmart (MAP ID: WMT)

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Walmart – Eastvale Crossings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project No.          | PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Project Location:    | Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project Description: | <p>General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres.</p> <p>CEQA: Environmental Impact Report (certified)</p> <p><b>Major Development Review</b> for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061</p> |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

#### Notes:

- City Council approval on April 26, 2017.
- Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- Public review of DEIR available from September 27 to November 17, 2016.
- On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.
- Waiting for applicant to submit construction plans.
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN21-20021 MDR002) has been approved by the planning department on 11.02.2021.
- Minor Development Review (PLN22-20012 MDR002) has been approved by the planning department on 1.24.2023
- Extension of Time (PLN22-20017 EOT 001) has been approved by the planning department on 10.20.2021
- On April 26, 2023, the City Council approved Final Map TR35061.

#### Project Map:



#### Current Status:

- The site is currently operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
April 28, 2026

## *Mister Carwash (MAP ID: WMT)*

|                      |                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------|
| Project:             | Mister Car Wash                                                                                                   |
| Project No.          | PLN24-20024_DR001_CUP002                                                                                          |
| Project Location:    | Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)                                           |
| Project Description: | New 5,435 sq. ft. building with 3 queuing lanes funneling into a 130' tunnel which leads out to 26 vacuum stalls. |
| Planner:             | Steven D. Fowler                                                                                                  |

### Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete
- On September 18, 2024 the Planning Commission approved project PLN24-20024, subject to conditions of approval.

### Project Map:



### Current Status:

- Building Division has construction plans ready to issue.
- Public Works Department is currently awaiting submittal for grading.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary  
April 28, 2026

## McDonanlds (MAP ID: WMT)

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| Project:             | McDonalds                                                               |
| Project No.          | PLN24-20089_DR009                                                       |
| Project Location:    | Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039) |
| Project Description: | New 4,375 sq. ft. building with drive thru lane.                        |
| Planner:             | Steven D. Fowler                                                        |

### Notes:

- Received application on 10.15.24
- An incomplete letter was sent out to the applicant on 11.14.24
- On 1.6.25 the project was resubmitted for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.

### Project Map:



### Current Status:

- The project has obtained construction documents with the Building Division and Public Works Department.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### *Better Buzz (MAP ID: WMT)*

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| Project:             | Better Buzz                                                             |
| Project No.          | PLN24-20091_MDR015                                                      |
| Project Location:    | Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039) |
| Project Description: | New 1,770 sq. ft. building with patio and drive-thru                    |
| Planner:             | Steven D. Fowler                                                        |

#### Notes:

- Received application on 10.28.24
- On 11.21.24 an incomplete letter was sent out to the applicant.
- On 1.21.25 the applicant resubmitted the project for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

#### Project Map:



#### Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20091 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## Planning Department Major Projects Summary April 28, 2026

### *Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)*

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Dunkin Donuts and Carwash DR and CUP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project No.          | PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Location:    | Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Project Description: | <p><b>Major Development Review (DR):</b> For the development of a 3,400 square foot multi-tenant building where 1,600 square feet will be for a Dunkin Donuts with a drive-through and outdoor patio and where 1,800 square feet will be for a bistro with an outdoor patio. (PLN21-20030)</p> <p><b>Major Development Review (DR):</b> for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060)</p> <p><b>Conditional Use Permit (CUP):</b> To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030)</p> <p><b>Conditional Use Permit (CUP):</b> To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)</p> |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

#### Notes:

- Received application on 5.26.21
- Applicant has provided updated submittal package 5.9.22
- On July 20, 2022 the Planning Commission approved project PLN21-20030 and PLN21-20060, subject to conditions of approval.
- The Building Division has approved constructions plans.

#### Project Map:



#### Current Status:

- All-American Carwash has received TCO and is currently operational.
- Dunkin Donuts is currently operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text =Updated Information



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April 28, 2026

## Cherry Tree Residential

|                      |                                                                                                                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Cherry Tree Residential                                                                                                                                                                                                  |
| Project No.          | PLN24-20092 TTM DR010 and PLN24-20057 SB330                                                                                                                                                                              |
| Project Location:    | Southwest corner of Walters St. and Selby Ave.                                                                                                                                                                           |
| Project Description: | <b>Vesting Tentative Tract Map</b> for 39 lots for a single-family home community.<br><b>Major Development Review</b> for the development of 39 single-family residential units, 38 attached ADUs, and 38 detached ADUs. |
| Planner:             | Allen Lim                                                                                                                                                                                                                |

### Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24
- On 3.3.25 the applicant resubmitted for plan review.
- A second incomplete letter was sent to the applicant on 3.27.25
- On 5.12.25 the applicant resubmitted for plan review.
- The project was deemed complete and scheduled for the June 18, 2025, to be presented to the Planning Commission.
- On June 18, 2025, the Planning Commission approved entitlements for PLN24-20092 and is subject to conditions of approval.

### Project Map:



### Current Status:

- On October 17, 2025, construction documents were submitted for Building Division Review.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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## *Oasis Residential*

|                      |                                                                                                                                                                                                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Oasis Residential                                                                                                                                                                              |
| Project No.          | PLN25-20016 TTM002 DR002 SBB330                                                                                                                                                                |
| Project Location:    | Southeast corner of Chandler Ave. & Hellman Ave.                                                                                                                                               |
| Project Description: | <b>Tentative Tract Map</b> for 65 lots for a single-family home community and 2 open space lots.<br><b>Major Development Review</b> for the development of 65 single-family residential units. |
| Planner:             | Allen Lim                                                                                                                                                                                      |

### Notes:

- Received application on 3.19.25
- On 4.17.25 the applicant received an incomplete letter.
- On 5.20.25 the applicant resubmitted the project for Planning Division review.
- Additional CEQA documents were submitted on 6.11.25.
- On 7.20.25 the applicant received a second incomplete letter.
- On 10.1.25 the applicant resubmitted the project for Division review.
- The project was scheduled for Planning Commission on 11.19.25

### Project Map:



### Current Status:

- On November 19, 2025, the Planning Commission approved entitlements for PLN25-20016 and is subject to Conditions of Approval.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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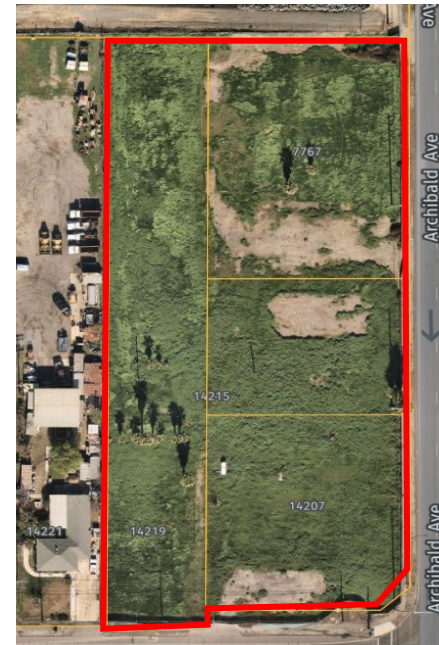
## Archibald and Chandler Retail (MAP ID: ACR)

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Archibald and Chandler Retail Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Project No.          | PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Project Location:    | Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Project Description: | <p><b>Tentative Parcel Map (37653)</b> to parcelize a 2.71-acre site into three (3) parcels.</p> <p><b>Minor Development Review</b> for a commercial development on a 0.81-acre parcel comprised of a 3,500 square feet sit-down restaurant (Zendejas)</p> <p><b>Minor Development Review</b> for a commercial development on a 1.18-acre parcel a 3,598 square feet drive-through carwash (Quick Quack Express Carwash)</p> <p><b>Minor Development Review</b> for a commercial development on a 0.75-acre parcel with a 950 square feet drive-through coffee shop (Dutch Bros).</p> <p><b>Conditional Use Permit</b> for the operation of a drive-through coffee shop.</p> <p><b>Conditional Use Permit</b> for the operation of a drive-through carwash.</p> |
| Planner:             | Allen Lim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

### Notes:

- Received application on 04.11.23
- On 5/9/2023 comments were returned to the applicant.
- On July 27, 2023 the project was resubmitted.
- On August 24, 2023 a correction letter was sent out to the applicant.
- Application deemed complete scheduled Planning Commission date of October 18, 2023.
- The item was continued to the November 15, 2023 Planning Commission.
- The Item was continued to the December 20, 2023 Planning Commission.
- On December 20, 2023, the Planning Commission approved entitlements for PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006

### Project Map:



### Current Status:

- Awaiting submittal of Final parcel map to Public Works Department.
- Quick Quack has submitted for grading to Public Works and construction documents to Building Division.
- Dutch Bros has submitted for grading to Public Works and construction documents to Building Division.
- Overall site grading has been submitted to Public Works.
- Zendejas has submitted construction documents for plan check with the Building Division.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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## Magnolia Ranch

|                      |                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Project:             | Magnolia Ranch (Woodside)                                                                                                   |
| Project No.          | PLN23-20043 DR005                                                                                                           |
| Project Location:    | Southwest of Schleisman Rd. and Scholar Way. North of Orange St.                                                            |
| Project Description: | <b>Development Review</b> for the development of 41 traditional single-family homes on lots of a minimum 55' x 90 (4950 SF) |
| Planner:             | Jamie K. Cerda                                                                                                              |

### Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN23-20043 and is subject to conditions of approval.

### Project Map:



### Current Status:

- Building plans were issued on 2.13.2025 and the project is currently under construction.
- Model homes are open to the public.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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## St. Oscar Romero Modular Buildings

|                      |                                                                                                                                                                                                                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | St. Oscar Romero's Modular Buildings                                                                                                                                                                               |
| Project No.          | PLN23-20038 MDR008                                                                                                                                                                                                 |
| Project Location:    | Northwest corner of Chandler St. and of Selby Ave. North of Retriever St.                                                                                                                                          |
| Project Description: | <b>Minor Development Review</b> for the development of 2 temporary 1,059 square feet (total of 2,118 square feet) Modular Office Building with accessible stairs, ramps, restrooms, parking and connected walkway. |
| Planner:             | Steven D. Fowler                                                                                                                                                                                                   |

### Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application was deemed incomplete on July 24, 2023
- Application was resubmitted on August 21, 2023
- Application was deemed complete on September 7, 2023.

### Project Map:



### Current Status:

- Building Division has issued permits for construction and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



## Future

### *The Leal Plan (MAP ID: LEAL)*

|                      |                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:             | Leal Master Plan                                                                                                                                                                                                                                                                                                                                                              |
| Project No.          | Special Project                                                                                                                                                                                                                                                                                                                                                               |
| Project Location:    | 160 acres ± at the northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.                                                                                                                                                                                                                                                             |
| Project Description: | <p>This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan.</p> <p>CEQA: EIR</p> |
| Planner:             | Jamie K. Cerda                                                                                                                                                                                                                                                                                                                                                                |

#### Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner's representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.
- Adopted by City Council on December 13, 2017.
- Staff continues to coordinate with the property owners as they seek a developer(s) for the site.
- Planning Commission recommend approval to City Council on April 26, 2022
- On May 11, 2022, the City Council approved the Leal Masterplan Amendment (PLN21-20039) and related entitlements (DA, TTM 382290, DR PLN22-20020)
- On May 25, 2022, the City Council approved the second reading of the ordinances for the Leal Master Plan Amendment (PLN21-20039) and Development Agreement (PLN22-20039).
- On August 24, 2022, Lot Line Adjustment (2022-001) was recorded with the Assessor-County Clerk Recorder.

#### Project Map:



#### Current Status:

- Construction documents are currently under review for phase A of Leal Master Plan. Awaiting submission of entitlements application for phase B.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** = Updated Information



## AGENDA STAFF REPORT

Public Safety Commission Meeting

### CONSENT CALENDAR

Agenda Item No. 6.3

April 28, 2026

## Public Works Department Update

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### Prepared By:

Jimmy Chung, Public Works Director/City Engineer

### Recommended Action(s)

Staff recommends that the Public Safety Commission receive and file the Public Works Department update.

### Summary

The Public Works Department provides monthly updates on residential and commercial development projects, encroachment permits, capital improvements projects including a grant summary.

### Background

Not Applicable.

### Analysis

Not Applicable.

### Environmental

Not Applicable.

### Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable.

### Fiscal Impact

Not Applicable.

**Prior City Council/Commission Action**

Not Applicable.

**Attachment(s)**

[PW Project Update List.pdf](#)

[PW Grants Summary.pdf](#)



# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Capital Improvements Project

---

**PROJECT NAME:** Civic Center Project (Phase 1)

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**PROJECT DESCRIPTION:** A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.

---

**PROJECT STATUS:** **In Construction:** The construction contract was awarded to Clark Construction on June 25, 2025. Notice to Proceed was issued to Clark, effective August 11, 2025.

---

**PROJECT SCHEDULE:** Structural steel topping out ceremony took place on March 27, 2026. Contractor will continue with the deck pour and MEP installation.

---

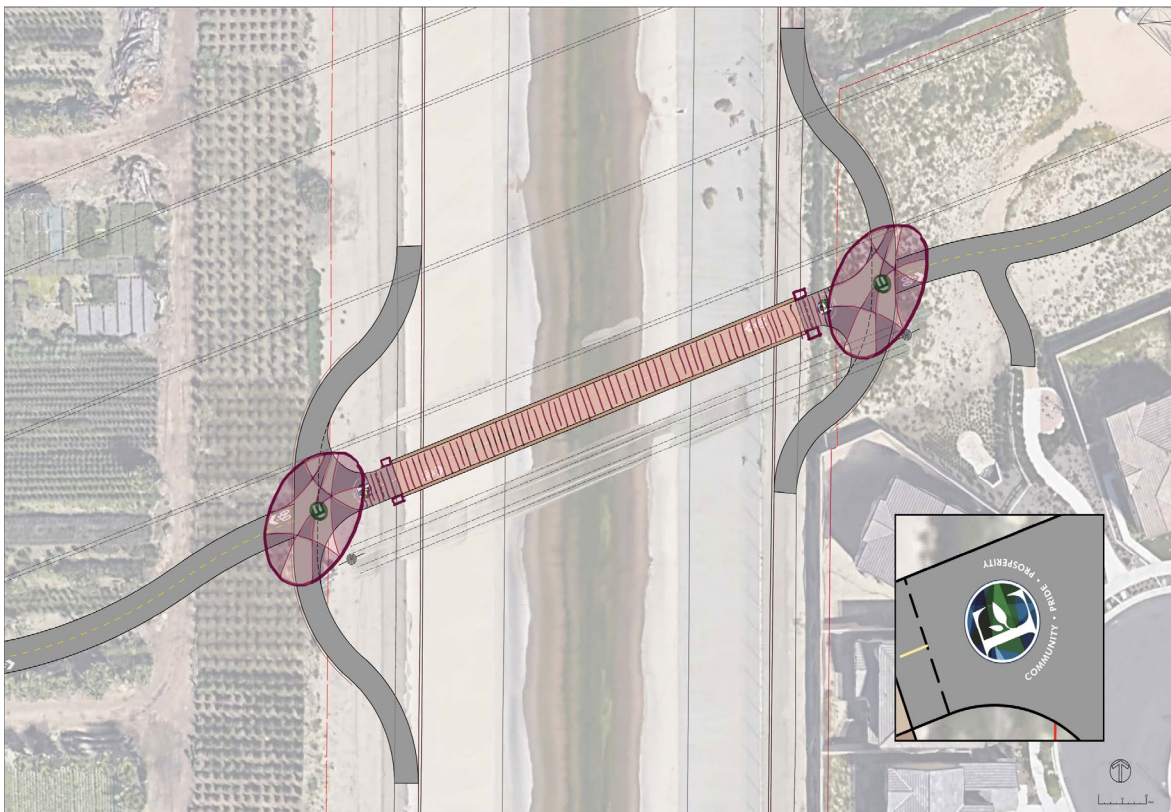
**PROJECT RENDERING:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

|                             |                                                                                                                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Capital Improvements Project                                                                                                                                                                                                       |
| <b>PROJECT NAME:</b>        | Limonite Gap Pedestrian Bridge                                                                                                                                                                                                     |
| <b>PROJECT DESCRIPTION:</b> | Project will design and install a prefabricated steel fabricated bridge over Cucamonga Creek Channel to close the gap of pedestrian path within the SCE easement.                                                                  |
| <b>PROJECT STATUS:</b>      | <b>In Design – Engineering:</b> Design contract was awarded to TYLin on April 10, 2024. 65% PS&E was delivered on February 17, 2025 and is being reviewed. Technical studies are being prepared to submit to Caltrans for NEPA EA. |
| <b>PROJECT SCHEDULE:</b>    | 100% PS&E is anticipated to be delivered by June 2026.                                                                                                                                                                             |
| <b>PROJECT MAP:</b>         |                                                                                                                                                                                                                                    |





# EASTVALE PUBLIC WORKS PROJECT UPDATES

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Capital Improvements Project                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PROJECT NAME:</b>        | Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave                                                                                                                                                                                                                                                                                                                                                                               |
| <b>PROJECT DESCRIPTION:</b> | Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting. |
| <b>PROJECT STATUS:</b>      | <b>In Construction:</b> Construction contract for Phase 2 was awarded in May 2025.                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PROJECT SCHEDULE:</b>    | Landscaping and median monument signs have been installed, along with the streetlight poles on River Rd. Associated electrical work is being scheduled for installation and energization.                                                                                                                                                                                                                                                                   |
| <b>PROJECT IMAGE:</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

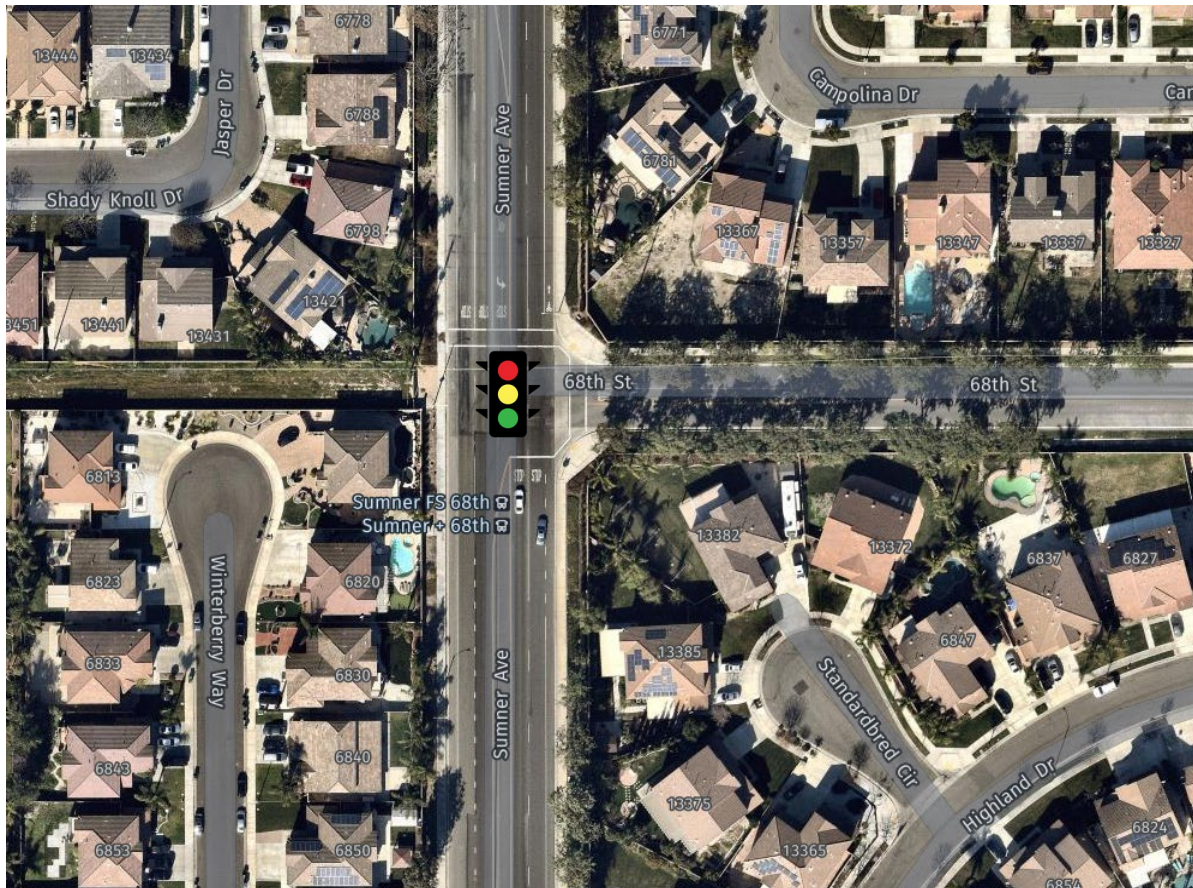




## EASTVALE PUBLIC WORKS PROJECT UPDATES

|                             |                                                                                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Capital Improvements Project                                                                                                                             |
| <b>PROJECT NAME:</b>        | Traffic Signal Improvement at Sumner Ave and 68 <sup>th</sup> St                                                                                         |
| <b>PROJECT DESCRIPTION:</b> | Project will design and install traffic signals at the intersection of Sumner Ave and 68th Street.                                                       |
| <b>PROJECT STATUS:</b>      | <b>In Design – Engineering:</b> Design contract was awarded to STC on August 13, 2025.                                                                   |
| <b>PROJECT SCHEDULE:</b>    | The final PS&E is expected to be completed by May 2026, and the project is tentatively scheduled to be advertised for construction bidding in July 2026. |

**PROJECT IMAGE:**





## EASTVALE PUBLIC WORKS PROJECT UPDATES

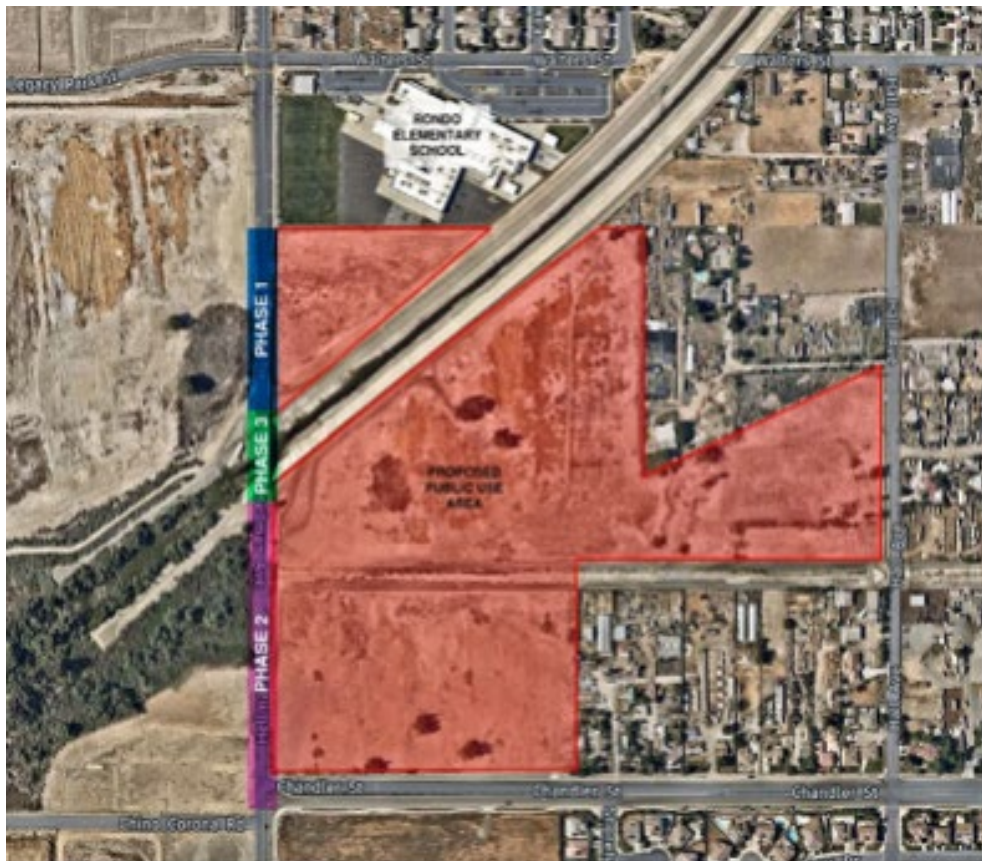
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|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Capital Improvements Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PROJECT NAME:</b>        | Citywide Traffic Signal Synchronization - Phase 1 Arterials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>PROJECT DESCRIPTION:</b> | Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrison Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and synchronization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer. |
| <b>PROJECT STATUS:</b>      | <b>In Design - Engineering:</b> Design contract was awarded to STC on August 13, 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>PROJECT SCHEDULE:</b>    | The final PS&E is expected to be completed by May 2026, and the project is tentatively scheduled to be advertised for construction bidding in June 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PROJECT IMAGE:</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |





# EASTVALE PUBLIC WORKS PROJECT UPDATES

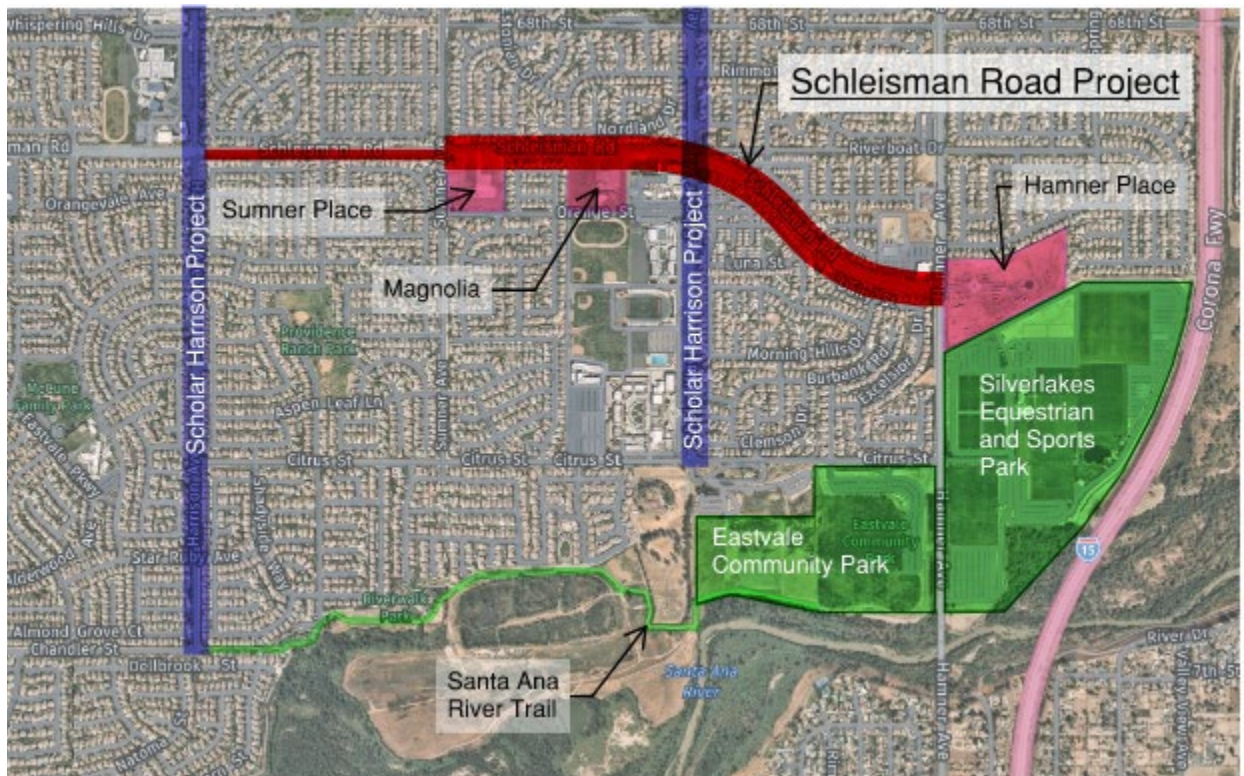
|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Capital Improvements Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PROJECT NAME:</b>        | Hellman Avenue Street Widening and Walters Pedestrian Bridge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PROJECT DESCRIPTION:</b> | The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project. |
| <b>PROJECT STATUS:</b>      | <b>In Design - Engineering:</b> This project is receiving TUMF funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PROJECT SCHEDULE:</b>    | The RFP for design and environmental services has been issued. The NTP is anticipated in April 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PROJECT IMAGE:</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |





# EASTVALE PUBLIC WORKS PROJECT UPDATES

|                             |                                                                                                                                      |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Capital Improvements Project                                                                                                         |
| <b>PROJECT NAME:</b>        | Schleisman Road Mobility, Safety and Connectivity Project                                                                            |
| <b>PROJECT DESCRIPTION:</b> | Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities. |
| <b>PROJECT STATUS:</b>      | <b>In Design – Engineering:</b> Notice to Proceed issued 6/12/2025.                                                                  |
| <b>PROJECT SCHEDULE:</b>    | 60% plans being prepared.                                                                                                            |
| <b>PROJECT IMAGE:</b>       |                                                                                                                                      |





## EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Residential Development

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**PROJECT NAME:** Oasis Residential

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**PROJECT LOCATION:** Southeast corner of Chandler Street and Hellman Avenue

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**PROJECT DESCRIPTION:** 65 Residential units on 8.2 acres.

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**PROJECT STATUS:** Project is currently in review for entitlement.

---

**PROJECT MAP:**





## EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Residential Development

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**PROJECT NAME:** Warmington Residential

---

**PROJECT NUMBER:** PW25-10004

---

**PROJECT LOCATION:** Southeast corner of Archibald Avenue and Grapewin Street

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**PROJECT DESCRIPTION:** Improvements include 76 residential lots on 8.3 acres.

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**PROJECT STATUS:** Project is in the plan check phase.

---

**PROJECT MAP:**





## EASTVALE PUBLIC WORKS PROJECT UPDATES

|                             |                                           |
|-----------------------------|-------------------------------------------|
| <b>PROJECT TYPE:</b>        | Commercial Development                    |
| <b>PROJECT NAME:</b>        | Hamner Place                              |
| <b>PROJECT NUMBER:</b>      | PW18-10712                                |
| <b>PROJECT LOCATION:</b>    | East of Hamner Avenue and Schleisman Road |
| <b>PROJECT DESCRIPTION:</b> | Improvements include 21.48 gross acres.   |
| <b>PROJECT STATUS:</b>      | Onsite improvement ongoing                |
| <b>PROJECT MAP:</b>         |                                           |





## EASTVALE PUBLIC WORKS PROJECT UPDATES

|                             |                                                                                                                                  |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TYPE:</b>        | Residential Development                                                                                                          |
| <b>PROJECT NAME:</b>        | Eastwalk/ Leal                                                                                                                   |
| <b>PROJECT NUMBER:</b>      | PW22-1004                                                                                                                        |
| <b>PROJECT LOCATION:</b>    | Northwest corner of Limonite Avenue and Hamner Avenue                                                                            |
| <b>PROJECT DESCRIPTION:</b> | 158.6 acre development that will include approximately 2500 residential units as well as plans for future commercial development |
| <b>PROJECT STATUS:</b>      | Developer has obtained precise grading, street, sewer and water, and building permits for Phase B                                |

### PROJECT MAP:





## EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Commercial Development

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**PROJECT NAME:** Chandler Plaza

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**PROJECT NUMBER:** TPM 37653

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**PROJECT LOCATION:** Northwest corner of Chandler Avenue and Archibald Avenue

---

**PROJECT DESCRIPTION:** 2.70 acre subdivision into three retail development parcels

---

**PROJECT STATUS:** Developer is working to obtain permits

---

**PROJECT MAP:**





## EASTVALE PUBLIC WORKS PROJECT UPDATES

---

**PROJECT TYPE:** Commercial Development

---

**PROJECT NAME:** Walmart

---

**PROJECT NUMBER:** PW23-10004

---

**PROJECT LOCATION:** Southeast corner of Limonite Avenue and Archibald Avenue

---

**PROJECT DESCRIPTION:** 177,000 square foot retail center on 23.3 acres

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**PROJECT STATUS:** Walmart is open. Off-site improvements are wrapping up.

---

**PROJECT MAP:**



| PUBLIC WORKS GRANTS SUMMARY                               |                                                                                 |                                                |                 |               |                |                                                                                    |
|-----------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------|-----------------|---------------|----------------|------------------------------------------------------------------------------------|
| GRANTS AWARDED                                            |                                                                                 |                                                |                 |               |                |                                                                                    |
| AGENCY                                                    | GRANT NAME                                                                      | PROJECT NAME                                   | GRANT AWARD     | MATCH         | DUE DATE       | STATUS                                                                             |
| USDOT: Department of Transportation                       | Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill | Limonite Gap Pedestrian Bridge                 | \$ 1,600,000.00 | \$ 400,000.00 |                | This grant is for construction phaseo only. The project is currently under design. |
| California Department of Resources Recycling and Recovery | CalRecycle Rubberized Pavement (TRP) Grant Program (TRP16-23-0047)              | Annual Overlay/Residential Slurry Seal Project | \$ 170,586.00   |               | April 1, 2026  |                                                                                    |
| California Department of Transportation                   | HSIP: Highway Safety Improvement Program Cycle 12                               | Traffic Signal Improvement at Sumner and 68th  | \$ 642,402.00   | \$ 79,398.00  | March 31, 2028 | Allocation request for PE phase will be submitted.                                 |

## **AGENDA STAFF REPORT**

**Public Safety Commission Meeting**

**COMMISSION BUSINESS**

**Agenda Item No. 7.1**

**April 28, 2026**

### **Establish Chapter 12.20 of the Eastvale Municipal Code Regulating the Operation of Electric Bicycles and Electric Motorcycles**

---

#### **Prepared By:**

Johnny Terfehr, Community Safety and Technology Director

#### **Recommended Action(s)**

Staff recommends that the Public Safety Commission review and provide comment on the ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADI CHAPTER 12.20 (ELECTRIC BICYCLES AND OFF-HIGHWAY ELECTRIC MOTORCYCLES) TO TITLI (STREETS AND SIDEWALKS) OF THE EASTVALE MUNICIPAL CODE

#### **Summary**

To enhance public safety on sidewalks and other public property, City staff recommends establishing an ordinance regulating the operation of electric bicycles and electric motorcycles.

The proposed ordinance provides a clear set of rules for riders and will equip deputies with an additional enforcement tool to address emerging safety concerns associated with the growing use of these devices. By creating consistent and enforceable standards, the ordinance aims to reduce hazardous behavior, improve pedestrian safety, and support responsible operation throughout the City.

#### **Background**

In recent years, the City has experienced a significant increase in the use of electric bicycles (e-bikes) and electric motorcycles (eMotos). The increase has led to growing community concerns regarding their proper operation, the need for enhanced enforcement, and the potential necessity for stricter local regulations.

Per Section 312.5 of the California Vehicle Code, an electric bicycle (e-bike) is defined as a bicycle equipped with fully operable pedals and an electric motor that does not exceed 750 watts of power.

Per Section 436.1 of the California Vehicle Code, an “off-highway electric motorcycle,” commonly referred to as an eMoto, is an off-highway motorcycle subject to identification under this code that meets all of the following requirements:

- Is designed by the manufacturer for operation primarily off the highway.
- Is powered by an electric motor for which a motor number is not required.
- Has handlebars for steering control.
- Has a straddle seat provided by the manufacturer.
- Has two wheels.
- Is not equipped with pedals from the manufacturer.

While the California Vehicle Code establishes statewide rules for the operation of bicycles and e-bikes on public streets, highways, and designated bikeways, it also grants cities the authority to regulate their use on sidewalks, recreational trails, and other public areas, provided such regulations do not conflict with state law.

To address safety concerns and reduce conflicts between riders, pedestrians, and other users of public spaces, the proposed ordinance establishes Chapter 12.20 of the Eastvale Municipal Code. This chapter creates a clear regulatory framework tailored to local conditions and intended to promote safe and responsible operation of e-bikes and eMotos within the City.

Specifically, the ordinance includes the following regulations:

### **E-Bikes**

- E-bikes may not be ridden on a sidewalk when a bikeway is adjacent to that sidewalk.
- E-bikes may not be operated on public property unless the area is specifically designated and posted as authorized for such use.
- E-bike operators on sidewalks or public property must yield to pedestrians at all times.
- When riding on a sidewalk, e-bike operators must travel in the same direction as adjacent vehicular traffic.
- Racing, speed contests, tricks, wheelies, stunts, or similar unsafe behaviors are prohibited on sidewalks or public property.
- E-bike operators under the age of 18 must wear a properly fitted and fastened helmet when riding on sidewalks or public property.

### **eMotos**

- The operation of any electric off-highway motorcycle on or through public property is prohibited.

These regulations are intended to enhance public safety, reduce hazardous behavior, and provide clarity for both riders and the community regarding the appropriate use of e-bikes and eMotos in Eastvale.

## **Environmental**

Not applicable.

**Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A**

Not applicable.

**Fiscal Impact**

Adoption of the proposed ordinance amendment is expected to have no significant fiscal impact.

**Prior City Council/Commission Action**

There is no prior Commission or City Council action.

**Attachment(s)**

[Attachment 1 - Ordinance Regulating Electric Bicycles and Electric Motorcycles](#)

**ORDINANCE NO. 26-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE,  
CALIFORNIA, ADDING CHAPTER 12.20 (ELECTRIC BICYCLES AND  
OFF-HIGHWAY ELECTRIC MOTORCYCLES) TO TITLE 12 (STREETS  
AND SIDEWALKS) OF THE EASTVALE MUNICIPAL CODE**

**WHEREAS**, the operation of bicycles, including electric bicycles (e-bikes) on public streets and highways, including bikeways within public streets and highways, is governed by the California Vehicle Code. (Veh. Code §§ 21200 et seq.); and

**WHEREAS**, the operation of off-highway electric motorcycles (eMotos) is generally prohibited on public streets and highways (Veh. Code § 38025) and on public sidewalks (Veh. Code § 21663); and

**WHEREAS**, the Vehicle Code permits a city to regulate the operation of bicycles, including e-bikes, on sidewalks (Veh. Code § 21100(h)) and equestrian, hiking or recreational trails (Veh. Code § 21207.5(b)); and

**WHEREAS**, the Vehicle Code permits a city to regulate the operation of eMotos on public lands (Veh. Code §§ 38280 et seq.); and

**WHEREAS**, the regulations of vehicles on public property other than streets and highways is permissible to the extent it does not conflict with the provisions of the Vehicle Code (Veh. Code §21; see, e.g., *Mountains Recreation Conservation Authority v. Kaufman* (2011) 198 Cal.App.4th Supp. 1 (the Vehicle Code applies to the operation of vehicles on streets and highways, local authorities may otherwise adopt regulations not in conflict with the Vehicle Code)); and

**WHEREAS**, the City Council finds that some regulation of the operation of electric bicycles and eMotos is necessary to ensure the comfort and safety of riders and pedestrians on sidewalks and public property.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are incorporated herein by reference.

**SECTION 2. ADDITION OF CHAPTER 12.20.** Chapter 12.20 (Electric Bicycles and Off-Highway Electric Motorcycles) is hereby added to read as shown in Exhibit “A.”

**SECTION 3. Severability.** If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 4. Effective Date.** This ordinance shall take effect thirty (30) days after its passage by the City Council.

**SECTION 5. City Clerk Action.** The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

**PASSED, APPROVED AND ORDAINED** this \_\_ day of \_\_\_\_\_, 2026.

---

Jocelyn Yow  
Mayor

APPROVED AS TO FORM:

ATTEST:

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Erica L. Vega  
City Attorney

---

Marc A. Donohue, MMC  
City Clerk/Communications Director

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE        ) §  
CITY OF EASTVALE        )

I, Marc A. Donohue, City Clerk/Communications Director of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 26-\_\_, was introduced at a regular meeting of the City Council of the City of Eastvale held on the \_\_ day of \_\_\_\_\_, 2026, and was passed by the City Council of the City of Eastvale at a regular meeting held on the \_\_ day of \_\_\_\_\_, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marc A. Donohue, MMC  
City Clerk/Communications Director

## **EXHIBIT “A”**

### **Chapter 12.20 Electric Bicycles and Off-Highway Electric Motorcycles**

#### **Sec. 12.20.101 Purpose**

This chapter regulates the operation of e-bikes and eMotos consistent with the authorization for local regulation of e-bike and eMoto operation in the California Vehicle Code. This chapter is intended to supplement the provisions of the California Vehicle Code regulating e-bike and eMoto operation and does not limit the ability to enforce said provisions of the California Vehicle Code.

#### **Sec. 12.20.020 Definitions**

The following terms have the following meanings. References to Vehicle Code sections include any amendments or successor statutes thereto.

“Bikeway” has the same meaning as Streets and Highways Code Section 890.4.

“Electric bicycle” or “e-bike” has the same meaning as Vehicle Code Section 312.5.

“Off-highway electric motorcycle,” commonly known as an eMoto, has the same meaning as Vehicle Code Section 436.1.

“Public property” means any property owned or controlled by the City, including without limitation parks, playgrounds, and trails, but excluding public streets or highways, including bikeways and sidewalks within public streets and highways.

“Sidewalk” has the same meaning as Vehicle Code Section 555.

#### **Sec. 12.20.030 Regulations**

##### **(a) E-bikes.**

- (1) No person may ride an e-bike on a sidewalk if there is a bikeway adjacent to the sidewalk.
- (2) No person shall operate an e-bike on public property unless specifically designated and posted as authorized for such use.
- (3) E-bikes operators on sidewalks or public property must give way to pedestrians.
- (4) E-bikes operators on sidewalks must ride in the same direction as the adjacent vehicular traffic.
- (5) E-bike operators on sidewalks or public property may not engage in racing or speed contests, and may not perform tricks, wheelies, or stunts.
- (6) E-bike operators on sidewalks or public property under the age of 18 must ride with a properly fitting and fastened helmet.

##### **(b) eMotos. No person shall operate an electric off-highway motorcycle of any model upon or through any public property.**

#### **Sec. 12.20.040 Penalties**

- (a) Violations of this chapter may be punished in accordance with Section 1.01.200 of this Code, unless charged as a misdemeanor in accordance with Section 1.01.220.
- (b) The City may, in addition to the above, avail itself of any remedy at law or equity to enforce the provisions of this chapter.