



# CITY OF EASTVALE

## REGULAR PLANNING COMMISSION MEETING AGENDA

**Eastvale City Hall Council Chamber  
12363 Limonite Ave, Suite 910, Eastvale, CA, 91752  
Regular Planning Commission Meeting: 6:00 PM  
Wednesday, January 21, 2026**

### **City Commissioners**

Josh Lee, Chair  
April Rodriguez-Plott, Vice Chair  
Andrea Hove, Commissioner  
Trinidad Lomeli, Commissioner  
Michael Rochelle, 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. COMMISSION REORGANIZATION**

**4.1. Appointment of Chair and Vice-Chair**

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission:

1. Entertain motions from the Planning Commission Members to appoint the Chair to preside until the last Planning Commission meeting in Calendar Year 2026; and
2. Entertain motions from the Planning Commission Members to appoint the Vice-Chair, who will assume the duties of Chair in the Chair's absence and hold the office until the last Planning Commission meeting in Calendar Year 2026.

**5. ADDITIONS / REVISIONS**

*The Planning 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 Commissioners 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. PRESENTATIONS**

**7. PUBLIC COMMENT**

*Any member of the public may address the Commission on items within the Commission'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 Commission and do not engaged in dialogue with individual Commissioners, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.*

**8. 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.*

**8.1. Planning Commission Meeting Minutes**

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission approve the Planning Commission meeting minutes from December 17, 2025 meeting.

**8.2. Planning Division Update**

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

**8.3. Public Works Department Update**

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

RECOMMENDED ACTION(S):

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

**9. PUBLIC HEARINGS**

*The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Chair or a Member of the Commission. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)*

**10. COMMISSION BUSINESS**

**10.1. Independent ZIP Code Advocacy Updates**

Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission receive and file updates regarding Eastvale's Independent Zoning Improvement Plan (ZIP) Code Advocacy Efforts.

**10.2. Workshop for PLN25-2005 Sumner Place Residential Development**

Submitted by: Allen Lim, Senior Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission take the following actions:

1. Receive a presentation and provide feedback on the proposed Sumner Place Residential Project.

**11. CITY STAFF REPORTS**

**12. COMMISSION COMMUNICATIONS**

**13. ADJOURNMENT**

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, February 18, 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



## AGENDA STAFF REPORT

Planning Commission Meeting

COMMISSION REORGANIZATION

Agenda Item No. 4.1

January 21, 2026

### Appointment of Chair and Vice-Chair

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**Prepared By:**

Jessica Cooper, Senior Management Analyst

**Recommended Action(s)**

Staff recommends that the Planning Commission:

1. Entertain motions from the Planning Commission Members to appoint the Chair to preside until the last Planning Commission meeting in Calendar Year 2026; and
2. Entertain motions from the Planning Commission Members to appoint the Vice-Chair, who will assume the duties of Chair in the Chair's absence and hold the office until the last Planning Commission meeting in Calendar Year 2026.

**Summary**

The Planning Commission appoints a member to serve as Chair and Vice-Chair annually. These appointments are effective immediately after the motions. The newly appointed Chair and Vice-Chair will preside until the last Planning Commission meeting in Calendar Year 2026, when a new Chair and Vice-Chair will be selected.

**Background**

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)**

Not Applicable.

# MINUTES

## CITY OF EASTVALE

### Planning Commission Regular Meeting Wednesday, December 17, 2025 Regular Meeting: 6:00 P.M.

Eastvale City Council Chambers  
12363 Limonite Avenue, Suite 900  
Eastvale, CA 91752

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#### 1. CALL TO ORDER

The regular meeting of the Eastvale Planning Commission was called to order at 6:00 p.m. by Chair Lee.

#### 2. ROLL CALL

**Present:** Commissioner Lomeli, Vice Chair Rodriguez-Plott, and Chair Lee.

**Absent:** Commissioners Hove and Rochelle.

#### City Staff

**Present:** Community Development Director Gonzalez, Assistant City Attorney Herrington, and Senior Management Analyst Cooper were present at Roll Call.

#### 3. PLEDGE OF ALLEGIANCE

Commissioner Lomeli led the Pledge of Allegiance.

#### 4. ADDITIONS / REVISIONS – None

#### 5. PRESENTATIONS – None

#### 6. PUBLIC COMMENT – None

#### 7. CONSENT CALENDAR

On a motion by Vice Chair Rodriguez-Plott and second by Commissioner Lomeli, the Planning Commission voted to approve the Consent Calendar.

Chair Lee abstained from the item.

**7.1 Planning Commission Minutes**

The Planning Commission voted to approve the Planning Commission meeting minutes from the November 19, 2025 meeting.

**7.2 Planning Division Update**

The Planning Commission received and filed the Planning Division Update.

**7.3 Public Works Department Update**

The Planning Commission received and filed the Public Works Department Update.

**8. PUBLIC HEARINGS**

**8.1 PLN25-20068 Goodman Commerce Center at Eastvale Specific Plan Amendment**

Senior Planner Lim presented the item and answered related questions.

The following individual provided public comment during the public hearing:

- Jeff Hamilton, Goodman

On motion of Commissioner Lomeli and second by Vice-Chair Rodriguez-Plott, the Planning Commission voted unanimously to:

1. Recommend that the City Council determine that the proposed Specific Plan Amendment is consistent with the Environmental Impact Report (EIR) prepared for the Goodman Commerce Center at Eastvale Specific Plan (SCH No. 2011111012), and that all impacts were adequately analyzed pursuant to the applicable legal standards in the previously adopted EIR and subsequent addenda, in accordance with the California Environmental Quality Act (“CEQA”) pursuant to Section 15162 of the State of California Guidelines for Implementation of CEQA; and
2. Recommend the City Council adopt an Ordinance approving the Specific Plan Amendment to the Goodman Commerce Center at Eastvale Specific Plan.

**9. COMMISSION BUSINESS – None**

**10. CITY STAFF REPORT**

Community Development Director Gonzalez provided updates.

**11. COMMISSION COMMUNICATIONS**

The Planning Commission provided comments.

**ADJOURNMENT** – Chair Lee adjourned the meeting at 6:36 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, January 21, 2026, at 6:00 p.m.

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Jessica Cooper, MMC  
Senior Management Analyst



## AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 8.2

January 21, 2026

### Planning Division Update

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**Prepared By:**

David Murray, City Planner

**Recommended Action(s)**

Staff recommends that the Planning 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 1.21.26](#)



**CITY OF EASTVALE**

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# Major Projects Summary

January 21, 2026  
City of Eastvale Planning Division



# CITY OF EASTVALE

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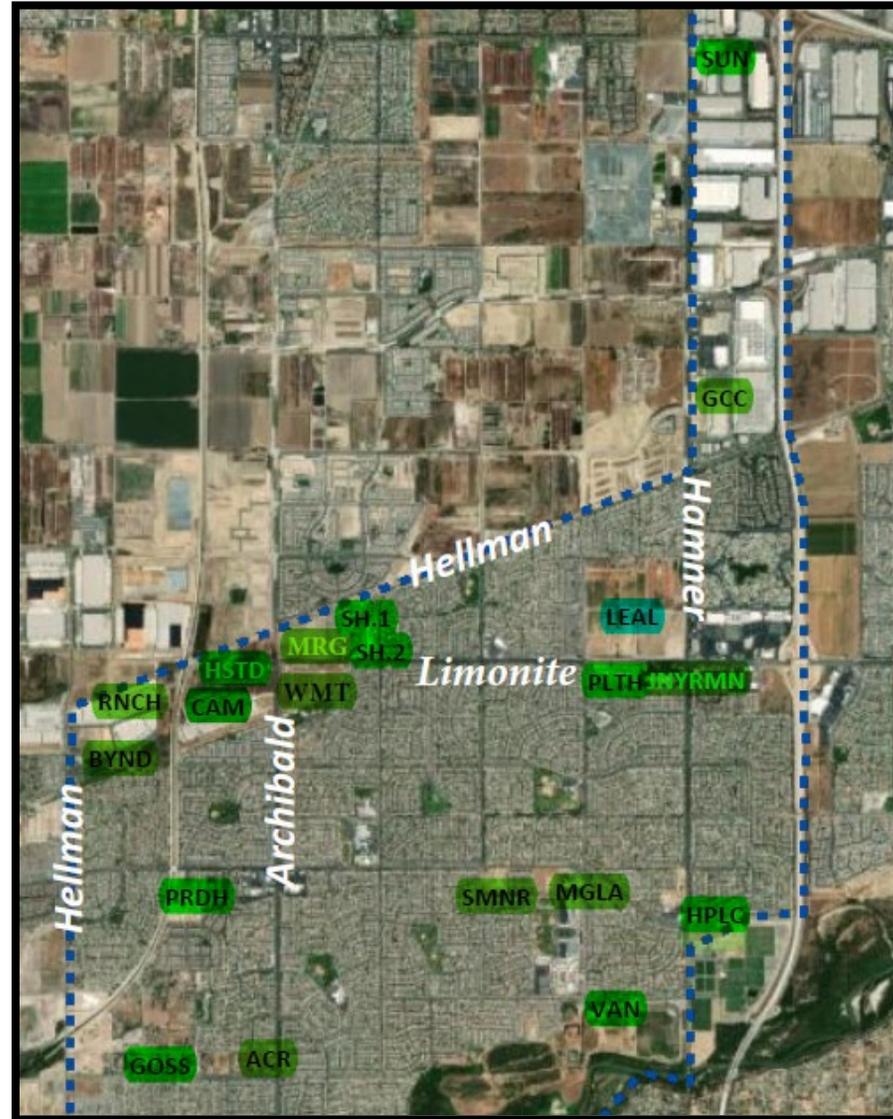
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Planning Department Major Projects Summary  
January 21, 2026



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

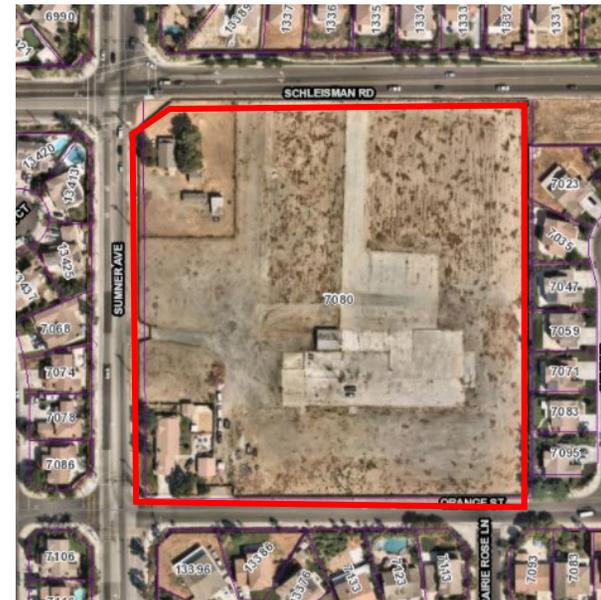
### Sumner Place Residential Development (MAP ID: SMNR)

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 11.17.25 the applicant resubmitted the project

#### Project Map:



#### Current Status:

- Workshop scheduled for the January 21, 2026 Planning Commission Meeting to introduce the revised project and solicit feedback prior to formal hearing.

- 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



## 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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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## 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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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## 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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

1. New projects are added to the bottom of the list as they are submitted.
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## 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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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Planning Department Major Projects Summary  
January 21, 2026

## 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

### Project Map:



### Current Status:

- An incomplete letter was sent out to the applicant on November 20, 2025.

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



## 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:	<p><b>Major Development Review</b> for the development congregate care facility consisting of two single family homes.</p> <p><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).</p>
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.

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



## 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. <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.

### Project Map:



### Current Status:

- On December 17, 2025 the applicant received an incomplete letter and 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



## 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 applicant resubmitted the project for review.

### Project Map:



### Current Status:

- On 12.19.25 the applicant resubmitted the project and is currently under review.

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



## 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.
- Highlighted Text** = Updated Information



## 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.

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



## 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.

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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## 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.
- Production units are 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



## 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.

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



## 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.

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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## 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.

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



## 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 document have been submitted with the Building Division and are currently under review.

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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## *New Home Recreation Center*

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

### Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.20.24 an incomplete letter was sent out to the applicant.
- The project was deemed complete and scheduled for planning commission for 2.19.25.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 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



<i>New Home TTM 38595 Phase B</i>	
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:	<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>
Project Map:	
Current Status:	<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



## *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



## 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.

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



## 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.

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



### 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.

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



### 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



## Leal Ranch Residential PA-4 Quarterra 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.
3. **Highlighted Text** =Updated Information



## *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. <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.

### Project Map:



### Current Status:

- On 05.28.2025 City Council approved entitlements for PLN24-20053 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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## 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



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## 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).  <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.
- Highlighted Text** = Updated Information



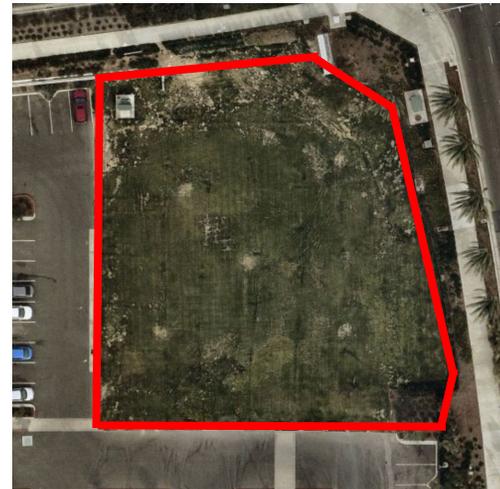
## *New Restaurant Shell (CR-1)*

Project:	Commercial Restaurant Building (CR-1)
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:**

- Received application on 4.23.25
- On 5.20.25 an incomplete letter was sent out to the applicant.
- On 6.12.25 the applicant resubmitted to the Planning Division.
- A public hearing was scheduled for 8.20.25 to present the project to the Planning Commission
- On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval.

**Project Map:**



**Current Status:**

- Grading and construction plans are currently under review with the Public Works Department and the 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.
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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:	<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.  <b>TPM No. 38438:</b> For the reconfiguration of a 14.4-acre site into five (5) individual parcels.
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



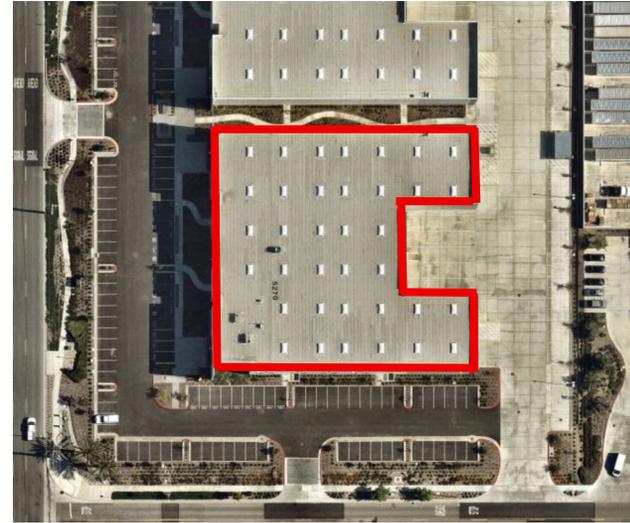
## Team Up Arena

Project:	Team Up Arena
Project No.:	PLN25-20056 CUP
Project Location:	Northeast corner of Hamner Avenue and Goodman Way.
Project Description:	<p><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.</p> <p><b>Conditional Use Permit</b> to allow for a type 47 beer wine and distilled spirits for on-site consumption.</p>
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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Planning Department Major Projects Summary  
January 21, 2026

<i>All-Magic</i>	
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:	<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> </ul>
Project Map:	
Current Status:	<ul style="list-style-type: none"> <li>ON November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 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.
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### 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 still under plan check review.
- The Chipotle has been approved and 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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Planning Department Major Projects Summary  
January 21, 2026

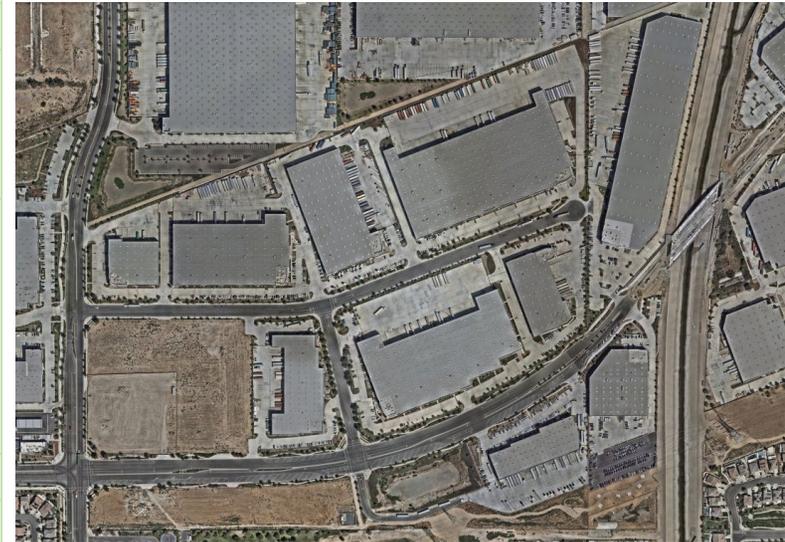
## *The Ranch (MAP ID: RNCH)*

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.  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.

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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## *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:	<p><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</p> <p><b>Conditional Use Permit</b>, for the operation of automobile service station with concurrent off sale of beer and wine (Type 20)</p> <p><b>Conditional Use Permit</b>, for the operation of a C-Store with a drive-through</p> <p><b>Conditional Use Permit</b>, for the operation of a drive-through carwash</p>
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 Building Permits have been issued and is currently 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.
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## *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.
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## 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.

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



## *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; (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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## *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.
- Pad 2 is currently under Tenant Improvements with the 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.
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## 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 actively under construction with an anticipated grand opening in the first quarter of 2026

1. New projects are added to the bottom of the list as they are submitted.
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## 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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## 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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## 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.

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  
January 21, 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 have pulled permits 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



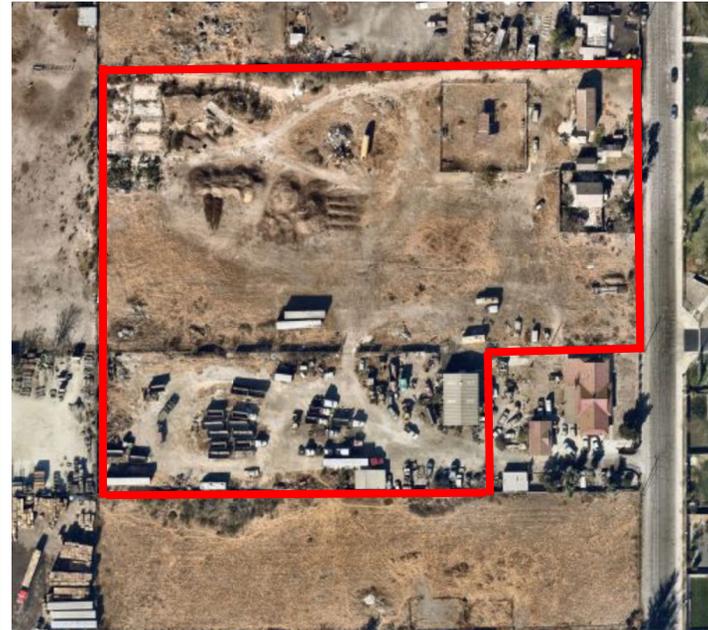
## Cherry Tree Residential

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. <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.

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



## *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. <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.

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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## 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.

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



## 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.
3. **Highlighted Text** = Updated Information



## 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:	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.  CEQA: EIR
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

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 8.3

January 21, 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 Planning 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)**

[Attachment 1\\_PW Project Update List 010526.pdf](#)

[Attachment 2\\_PW Grant Summary 010526.pdf](#)



# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Capital Improvements Project

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**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.

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**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.

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**PROJECT SCHEDULE:** Grading and foundation work have been completed. Underground utility installation is in progress, along with preparations for steel erection.

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**PROJECT RENDERING:**



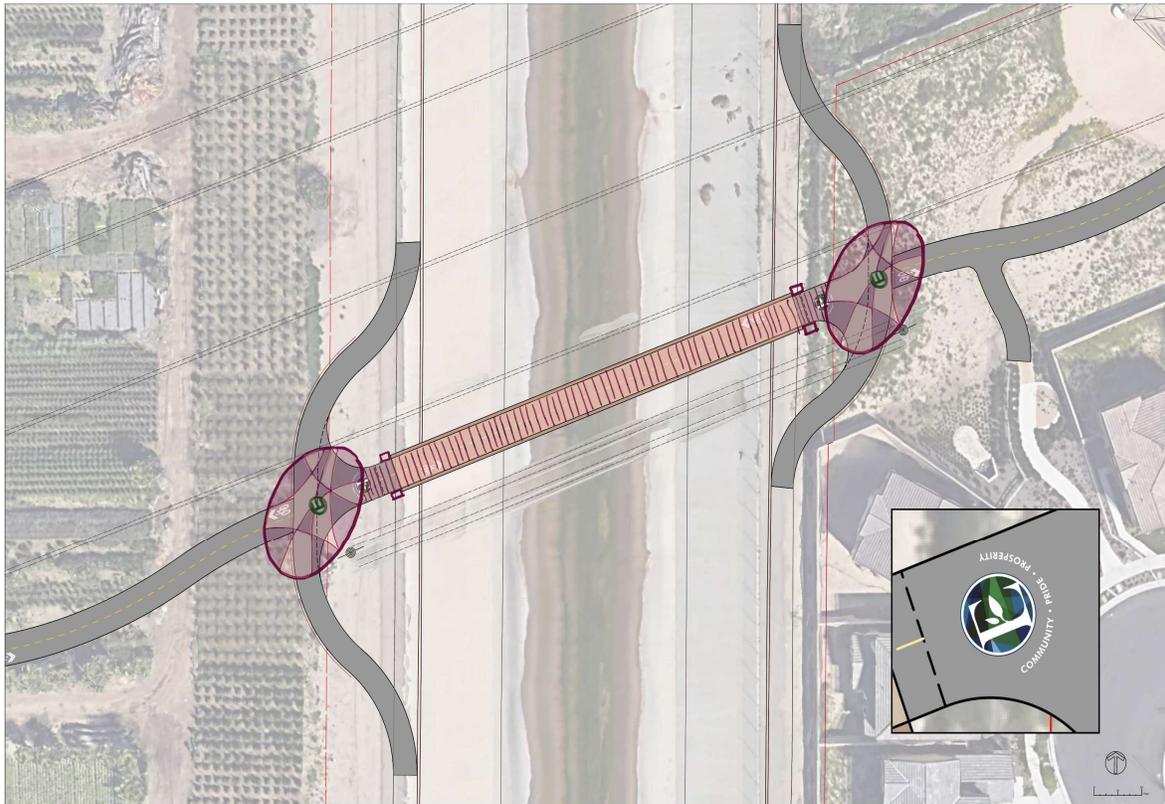


# EASTVALE PUBLIC WORKS PROJECT UPDATES

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<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>	

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# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Capital Improvements Project

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**PROJECT NAME:** Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave

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**PROJECT DESCRIPTION:** 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.

---

**PROJECT STATUS:** **In Construction:** Construction contract for Phase 2 was awarded in May 2025.

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**PROJECT SCHEDULE:** Landscaping and median monument signs have been installed. Street light poles and associated electrical work are scheduled for installation in December.

---

**PROJECT IMAGE:**





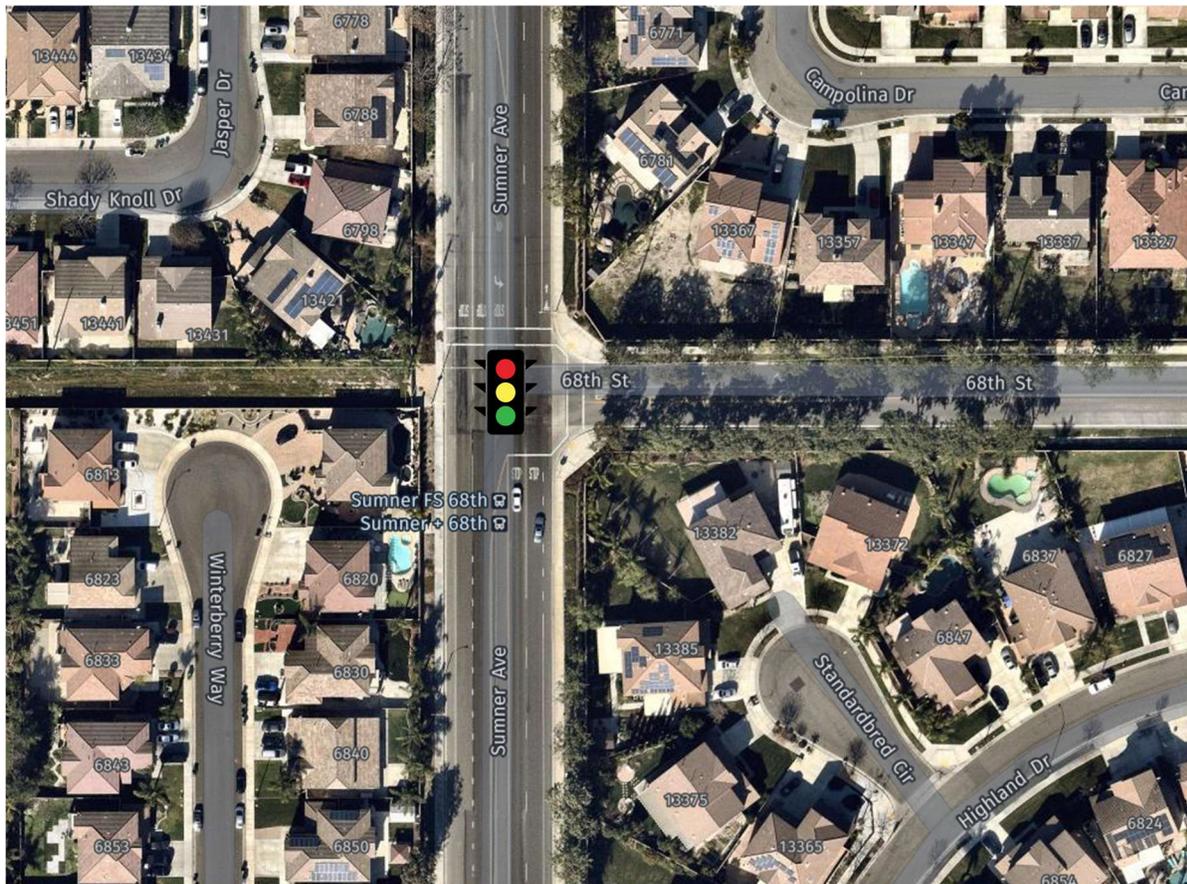
# EASTVALE PUBLIC WORKS PROJECT UPDATES

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<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 February 2026, and the project is tentatively scheduled to be advertised for construction bidding in April 2026.

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**PROJECT IMAGE:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Capital Improvements Project

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**PROJECT NAME:** Citywide Traffic Signal Synchronization - Phase 1 Arterials

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**PROJECT DESCRIPTION:** 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.

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**PROJECT STATUS:** **In Design - Engineering:** Design contract was awarded to STC on August 13, 2025.

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**PROJECT SCHEDULE:** 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.

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**PROJECT IMAGE:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Capital Improvements Project

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**PROJECT NAME:** Hellman Avenue Street Widening and Walters Pedestrian Bridge

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**PROJECT DESCRIPTION:** 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.

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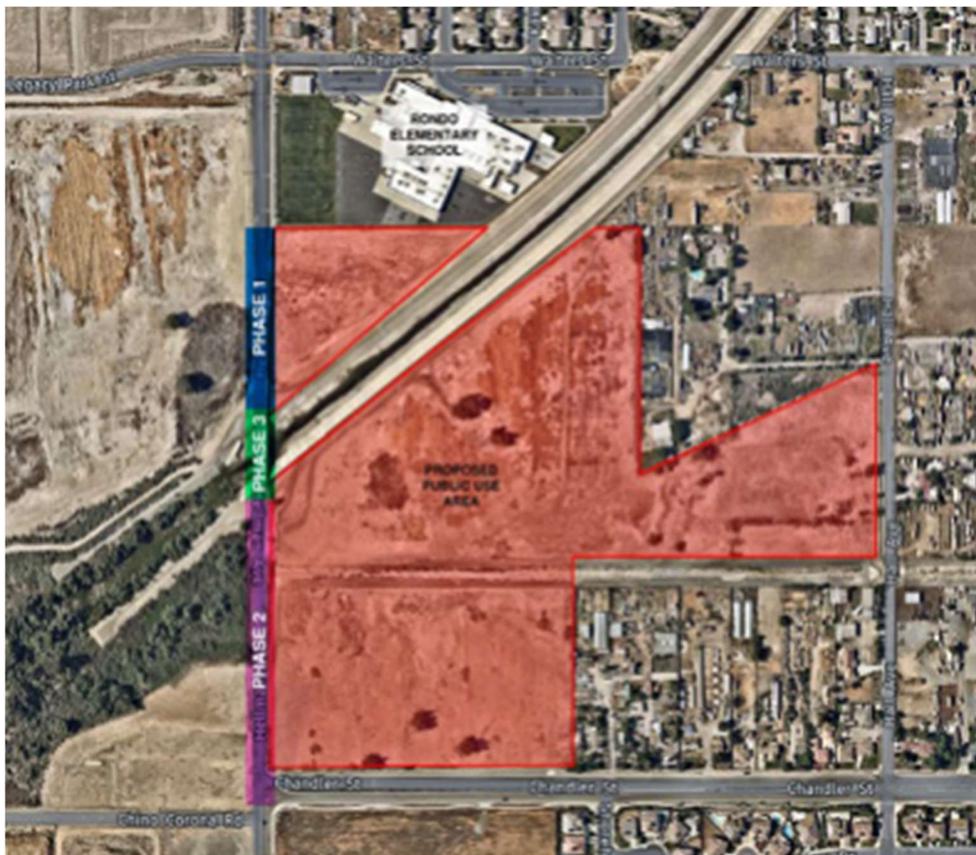
**PROJECT STATUS:** **In Design - Engineering:** This project is receiving TUMF funding.

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**PROJECT SCHEDULE:** The RFP for design and environmental services has been issued. The NTP is anticipated in February 2026.

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**PROJECT IMAGE:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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<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>	Construction will begin as funding becomes available.
<b>PROJECT IMAGE:</b>	

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# 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.

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**PROJECT MAP:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Residential Development

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**PROJECT NAME:** Warmington Residential

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**PROJECT NUMBER:** PW25-10004

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**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.

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**PROJECT MAP:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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**PROJECT TYPE:** Commercial Development

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**PROJECT NAME:** Hamner Place

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**PROJECT NUMBER:** PW18-10712

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**PROJECT LOCATION:** East of Hamner Avenue and Schleisman Road

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**PROJECT DESCRIPTION:** Improvements include 21.48 gross acres.

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**PROJECT STATUS:** Onsite improvement ongoing

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**PROJECT MAP:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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<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. Phase A homes are now on sale.

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**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

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

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

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**PROJECT MAP:**





# EASTVALE PUBLIC WORKS PROJECT UPDATES

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<b>PROJECT TYPE:</b>	Commercial Development
<b>PROJECT NAME:</b>	Walmart
<b>PROJECT NUMBER:</b>	PW23-10004
<b>PROJECT LOCATION:</b>	Southeast corner of Limonite Avenue and Archibald Avenue
<b>PROJECT DESCRIPTION:</b>	177,000 square foot retail center on 23.3 acres
<b>PROJECT STATUS:</b>	Under construction with an anticipated opening date of 1/26

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**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 phase 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

Planning Commission Meeting

COMMISSION BUSINESS

Agenda Item No. 10.1

January 21, 2026

### Independent ZIP Code Advocacy Updates

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#### Prepared By:

Alexander Fung, Economic Development Manager

#### Recommended Action(s)

Staff recommends that the Planning Commission receive and file updates regarding Eastvale's Independent Zoning Improvement Plan (ZIP) Code Advocacy Efforts.

#### Summary

In the 1960s, the United States Postal Service (USPS) created Zoning Improvement Plan (ZIP) Codes to improve the efficiency of mail delivery and mail sorting efforts. Despite that ZIP codes were originally created solely to enhance USPS' operations, researchers and data analysts from various industries began using ZIP codes to group and present data over the years.

Currently, the City shares ZIP Codes 91752 and 92880 with neighboring cities. The City's lack of an independent ZIP code has caused various issues for the Eastvale community, including challenges related to address mismatches, business attraction, community identity, election confusion, emergency management, insurance premium rates, mail delivery, and sports league participation. These issues continue to impact residents, businesses, and stakeholders daily.

This item summarizes the advocacy efforts that staff has undertaken to address the associated challenges in the past year.

#### Background

Based on information shared by the U.S. Congressional Research Service, there are two ways for a municipality to request its ZIP code boundaries be changed:

### **USPS ZIP Code Boundary Review Process**

Any municipality seeking a ZIP code change can submit the request in writing to the USPS. The USPS will evaluate the request based on cost, mail delivery impacts, and issues related to community identity. If the request is granted, the USPS will arrange a meeting with the proponent group to discuss USPS' proposed accommodation. Once an agreement is reached, the USPS will commission a formal survey of customers who would be affected by the proposed ZIP code change. If a simple majority of the impacted residents approve, the USPS will notify the affected customers of the official ZIP code change by mail, then provide the impacted residents with one year to transition their ZIP codes. In the event that a ZIP code boundary request is denied by the USPS, proponent groups have 45 days to submit appeals.

### **Acts of Congress**

Congress may also introduce legislation that requires the USPS to create ZIP codes for a specified community. The most recent example of a ZIP code created by statute occurred in 2006 as part of the Postal Accountability and Enhancement Act. This Act granted ZIP code boundary changes to Bradbury, CA; Discovery Bay, CA; Auburn Township, OH; and Hanahan, SC.

### **Advocacy Progress**

Since 2022, the City has actively explored various ways of partnering with the USPS and federal representatives to resolve outstanding issues and challenges. In 2023, the City partnered with Congressmembers Ken Calvert and Norma Torres in the 118th Congress to introduce bills that would address Eastvale's ZIP code challenges, in addition to partnering with the City of Castle Pines in Colorado to launch an informal working group known as the National ZIP Code Advocacy Coalition. The Coalition now provides a platform for jurisdictions that are experiencing similar ZIP code challenges to share best practices and partner with one another. Additional information regarding the Coalition can be found at <https://www.eastvaleca.gov/community/national-zip-code-advocacy-coalition>.

With the support from Senator Alex Padilla, Former Senator Laphonza Butler, and Congressmembers Ken Calvert and Norma Torres, the City successfully convinced the USPS via its ZIP Code Boundary Review Process to change ZIP Code 92880's designation from "Corona" to "Eastvale." The change was implemented on January 1, 2024, as displayed on the USPS website. While ZIP Code 92880's municipal designation was changed and some of the City's outstanding issues have been resolved, the City continues to experience challenges due to the lack of an independent ZIP code.

### **Analysis**

Staff continues to strategically align resources and establish partnerships to address postal issues that are experienced by local residents and businesses.

### **Business Outreach**

While the USPS has officially changed ZIP Code 92880's designation from "Corona" to "Eastvale," several businesses, corporations, wayfinding platforms, and external entities continue to display addresses in the 92880 ZIP Code as "Corona." Staff conducts periodic outreach efforts to these entities to encourage proper listings of 92880 addresses.

### **Congressional Partnerships**

Staff continues to engage with federal representatives on a quarterly basis to maintain a line of

communication, share updates, obtain feedback, and strategize innovative solutions. Staffers from the Offices of Senators Alex Padilla and Adam Schiff and the Offices of Congressmembers Ken Calvert and Norma Torres continue to recommend the City to strategically leverage partnerships with impacted cities to build awareness. Through these partnerships, federal representatives from impacted cities can connect with one another, introduce legislation, and garner additional support at the federal level. Federal staffers have also been supporting the City's efforts to meet with the USPS to discuss postal concerns and solutions.

### **Legislative Activities**

The current congressional legislative cycle, known as the 119th Congress, runs from January 3, 2025 to January 2, 2027. Due to the strong partnerships that were previously formed with federal legislators in the 118th Congress, Eastvale has already been included in three ZIP code bills in the first few months of the current congressional cycle.

Congressman Mario Diaz-Balart (R-FL-26) introduced H.R. 672 on January 23, 2025 to direct the USPS to establish new ZIP codes for 8 cities and communities across the nation, including Eastvale. Upon the bill's passage, the USPS must designate new ZIP codes for these cities and communities within 270 days. This bill is co-sponsored by 13 Congressmembers, including Congressman Ken Calvert (R-CA-41) and Congresswoman Norma Torres (D-CA-35). H.R. 672 passed the House of Representatives on July 21, 2025 and has now been referred to the Senate Homeland Security and Governmental Affairs Committee. Additional information regarding H.R. 672 can be found on <https://www.congress.gov/bill/119th-congress/house-bill/672>.

H.R. 672's Senate companion bill, S. 1455, was introduced by Senator Rick Scott (R-FL) on April 10, 2025. S. 1455's bill language largely mirrors the language of H.R. 672, with the exception of the bill including six additional cities and communities. The bill is co-sponsored by Senator Alex Padilla (D-CA) and Senator Joni Ernst (R-IA). S. 1455 has been read twice and referred to the Senate Committee on Homeland Security and Governmental Affairs. Additional information regarding S. 1455 can be found on <https://www.congress.gov/bill/119th-congress/senate-bill/1455>.

Additionally, Congressman Ken Calvert introduced H.R. 1225 on February 12, 2025 to direct the USPS to designate a single and unique ZIP code for Eastvale. Upon the bill's passage, the USPS must designate a new and independent ZIP code for Eastvale within 180 days. The bill is co-sponsored by Congresswoman Norma Torres and has been referred to the House Committee on Oversight and Government Reform. Additional information regarding H.R. 1225 can be found on <https://www.congress.gov/bill/119th-congress/house-bill/1225>.

Recognizing the high level of interest received for H.R. 672 and S. 1455 over the past several months, staff's main strategy is to focus on obtaining the support needed to aid the passage of either one of those two bills.

### **National ZIP Code Advocacy Coalition and Washington, D.C. Lobbying Trip**

The City continues to organize and chair the National ZIP Code Advocacy Coalition with the City of Castle Pines in Colorado. The Coalition convenes every quarter and allows impacted cities to connect, share best practices, and discuss partnership opportunities. Through the Coalition, the City benefits from partnering with impacted cities to collaborate on several initiatives, such as participating in collective lobbying trips to Washington, D.C., leveraging resources to hire a collective lobbyist, and discovering other innovative advocacy ideas. As of this month, the Coalition now

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951.361.0900 | [eastvaleca.gov](http://eastvaleca.gov)

includes over 80 municipalities across 30 states.

In November 2025, the City Council and staff, in partnership with 11 other jurisdictions from the National ZIP Code Advocacy Coalition, arranged a lobbying trip in Washington, D.C. to speak with Senators, Congressmembers, and staffers to understand their perspectives and interests in passing either H.R. 672 or S. 1455. In particular, the City had the opportunity to meet with Senator Rand Paul (R-KY), who chairs the Senate Homeland Security and Governmental Affairs Committee. Senator Paul expressed an interest in advancing S. 1455 in the upcoming committee mark-up, which would allow the Senate Homeland Security and Governmental Affairs Committee to review and vote on the bill. Staff continues to monitor legislative activities in Congress.

Over the past few years, the City has made significant progress in addressing ZIP code-related postal challenges. To ensure that outstanding issues will be fully addressed, staff remains committed to advocate through the National ZIP Code Advocacy Coalition, maintain congressional engagement, and support relevant legislation such as H.R. 672 and S. 1455. These efforts will ensure that Eastvale's interests are represented at the federal level and position the City to achieve a permanent solution.

### **Environmental**

This item is not a project as defined by the California Environmental Quality Act (CEQA). As a result, no environmental review efforts are required.

### **Strategic Plan Action - Priority Level: 2 | Target #: B | Goal #: C**

This endeavor will support the City to develop branding and identity for Eastvale by advocating for the City to have an independent ZIP code.

### **Fiscal Impact**

Marketing and outreach expenses for the City's independent ZIP code advocacy efforts have been budgeted in the Economic Development Division's budget.

### **Prior City Council/Commission Action**

The City Council received preliminary presentations on the City's independent ZIP code advocacy efforts on September 28, 2022, January 25, 2023, and May 17, 2023. As part of a compromise offered by the USPS, the City Council voted to approve USPS' proposal to survey all ZIP Code 92880's addressees in an attempt to revise ZIP Code 92880's official municipality name to "Eastvale" on June 28, 2023. With the City Council's approval to proceed with USPS' survey, the City Council voted to approve Professional Services Agreement with KHK Solutions and Mind & Mill to support USPS' survey outreach efforts on October 25, 2023. Following the USPS' decision to axe the survey and grant ZIP Code 92880's official municipality name change to "Eastvale," staff provided a detailed update regarding the City's independent ZIP code advocacy efforts on December 13, 2023. A year later, staff provided another advocacy update presentation to the City Council on December 11, 2024.

After the 2025 Washington, D.C. Lobbying Trip, the City Council approved a letter to be sent to the U.S. Senate Homeland Security and Governmental Affairs Committee on December 10, 2025, urging support for the passage of H.R. 672 and S. 1455.

Additionally, the Planning Commission received presentations on the City’s ZIP code advocacy efforts on September 20, 2023 and December 20, 2023. The Public Safety Commission received similar updates on September 26, 2023, November 28, 2023, September 24, 2024, and March 25, 2025.

**Attachment(s)**

Not Applicable.



## AGENDA STAFF REPORT

Planning Commission Meeting

COMMISSION BUSINESS

Agenda Item No. 10.2

January 21, 2026

### Workshop for PLN25-20005 Sumner Place Residential Development

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#### Prepared By:

Allen Lim, Senior Planner

#### Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Receive a presentation and provide feedback on the proposed Sumner Place Residential Project.

#### Summary

In recognition of prior public interest in the development of the subject site, this workshop is intended to introduce the revised Sumner Place Residential project, highlight the updated designs based on the community feedback received, and provide an opportunity for dialogue with the Planning Commission and members of the community. No formal action will be taken on the project at this meeting, but the public has been invited to participate and provide input and comments.

#### Background

The project applicant, SC Sumner LLC, formally provided the original proposal of the Sumner Place Residential project on November 5, 2020, under project number PLN20-20063. This proposal included plans for a mixed-use for-rent development with 216 multiple-family residential units and a 5,000-square foot commercial building on the southeast corner of Sumner Avenue and Schleisman Road.

The project was duly noticed and scheduled for the May 19, 2021 Planning Commission meeting,  
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951.361.0900 | [eastvaleca.gov](http://eastvaleca.gov)

where the Commission approved and upheld the applicant’s request to continue the item to the June 16, 2021, meeting to allow additional time for public outreach.

On June 1, 2021, the applicant held a community open house from 4:00 p.m. to 8:00 p.m. at the Eastvale Community Center to allow residents to learn more about the project and ask question of the applicant, prior to consideration by the Planning Commission. In addition to providing email notification to all interested parties, the applicant mailed approximately 500 post card notices of the open house on May 21, 2021 to property owner and residents within a 600-foot radius from the project boundary. The open house included several informational booths where residents were given a chance to ask questions, share concerns, and better understand the different components of the project along with the measures proposed by the applicant to minimize impacts to the surrounding neighborhoods. The booths covered the following topics:

- Design and Architecture
- Traffic and Circulation
- School Capacity
- Parking
- Improvements
- Safety and Security
- Housing Diversity
- Landscaping

The applicant also created a website where residents could learn more about the project and sign up for more information or to be contacted by the applicant to discuss the project.

At the June 16, 2021 meeting, the Commission held a public hearing for the project and voted to continue the project off calendar, pending the completion and adoption of the City’s 2021-2029 Housing Element update, which was adopted by the City Council on April 20, 2022 and certified by the California Department of Housing and Community Development on June 21, 2022.

Subsequent to the Planning Commission hearing, the project applicant continued to engage with the public through various community meetings, two (2) Kiwanis Club meetings, and individual meetings with the City Council members and Planning Commissioners before formally submitting a new entitlement application (PLN25-20005) with updates based on the feedback received.

The updated project includes a request for a General Plan Amendment to change the land use designation from Commercial Retail (CR) to Multi-Family-Low-Moderate (MF-LM), a Change of Zone from Heavy Agriculture (A-2) to General Residential (R-3), a Major Development Review for the design and site planning of a 159 for-sale townhome residential project, and a Tentative Tract Map for condominium purposes. A comparison of the updated proposal has been included below:

	<b>Previous Proposal (PLN20-20063)</b>	<b>Current Proposal (PLN25-20005)</b>	<b>Notes</b>
<b>General Plan</b>	Commercial Retail to Highest-Density Residential (20.1-40 du/acre) and Commercial Retail	Commercial Retail to Multi-Family-Low-Moderate (20.1-40 du/acre)	

<b>Change of Zone</b>	Heavy Ag. (A-2-5) to General Residential (R-3) and General Commercial (C-1/C-P)	Heavy Ag. (A-2-5) to General Residential (R-3)	
<b>Subdivision</b>	TPM and TTM for Condominium Purpose	TTM for Condominium Purpose	
<b>Land Use</b>	Mixed-Use (Commercial and Residential)	Residential	
<b>Product Type</b>	Apartment   <b>For-Rent</b>	Attached Town Home   <b>For-Sale</b>	
<b>Number of Units</b>	216 dwelling units	159 dwelling units	Decrease of <b>57 units</b>
<b>Density</b>	28.05 du/acre	21.09 du/acre	Decrease of <b>6.96 du/acre</b>
<b>Building Setbacks (Site Boundary)</b>	<b>West:</b> 21 ft. <b>East:</b> 68 ft. <b>North:</b> 20 ft. <b>South:</b> 20 ft.	<b>West:</b> 10 ft. <b>East:</b> 19.5 ft. <b>North:</b> 10 ft. <b>South:</b> 10 ft.	Proposed setbacks reduced with what is permitted in the R-3 zone.
<b>Parking Ratio</b>	Resident: 1.81 spaces/unit = 391 spaces Commercial = 37 spaces Total = <b>428 spaces provided</b>	2.95 spaces/unit = <b>469 spaces provided</b>	Increase of <b>41 spaces</b>
<b>Amenities</b>	Swimming Pool, Mail Room, and Club House	Swimming Pool, Club House, Tot Lot, and Open Lawns	
<b>Site Access</b>	Primary Gated entrance at Schleisman Rd. and Secondary Gated Entrance at Sumner Ave.	Primary Gated Entrance at Sumner Ave. Secondary Gated (Resident Only) Entrance at Orange St.	Relocated <b>entrances away from Schleisman.</b>

Project Location

The project site is located on 7.54 net acres (10 gross acres) of partially developed land, north of Orange Street, south of Schleisman Road, and East of Sumner Avenue (Assessor's Parcel Number 152-040-001). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

Public Notification and Comment

Although not required by State law, a 10-day workshop notification was mailed to property owners

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752  
951.361.0900 | [eastvaleca.gov](http://eastvaleca.gov)

and tenants within a 600-foot radius of the project site to provide the public additional opportunity to learn about the project and provide input. As of this writing, staff has not received any correspondence in regard to the proposed workshop.

### **Environmental**

This public workshop is provided for discussion purposes, and no approval or determination will be made by the City at this time. Therefore, no environmental review has been considered because the California Environmental Quality Act (CEQA) only applies to projects that are subject to discretionary approval.

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

Not applicable.

### **Fiscal Impact**

There is no direct fiscal impact to the city for the processing of this project.

### **Prior City Council/Commission Action**

On September 14, 2014, the Planning Commission recommended that the City Council deny a request for a different proposed project which included a General Plan Amendment from Commercial Retail (CR) to High Density Residential (HDR) for the project site and a Change of Zone from Heavy Agriculture (A-2) to General Residential (R-3). On January 28, 2015, the City Council denied the above-mentioned request.

On May 19, 2021, the Planning Commission approved applicants' request to continue the proposed project to the June 16, 2021, Planning Commission meeting to allow sufficient time for the applicant to conduct an in-person open house meeting where residents were invited to learn more about the project and ask questions of the applicant, prior to consideration by the Planning Commission. On June 16, 2021, the Planning Commission voted unanimously to continue the applicant's request to a future Planning Commission meeting after the City's Housing Element has been completed and formally adopted.

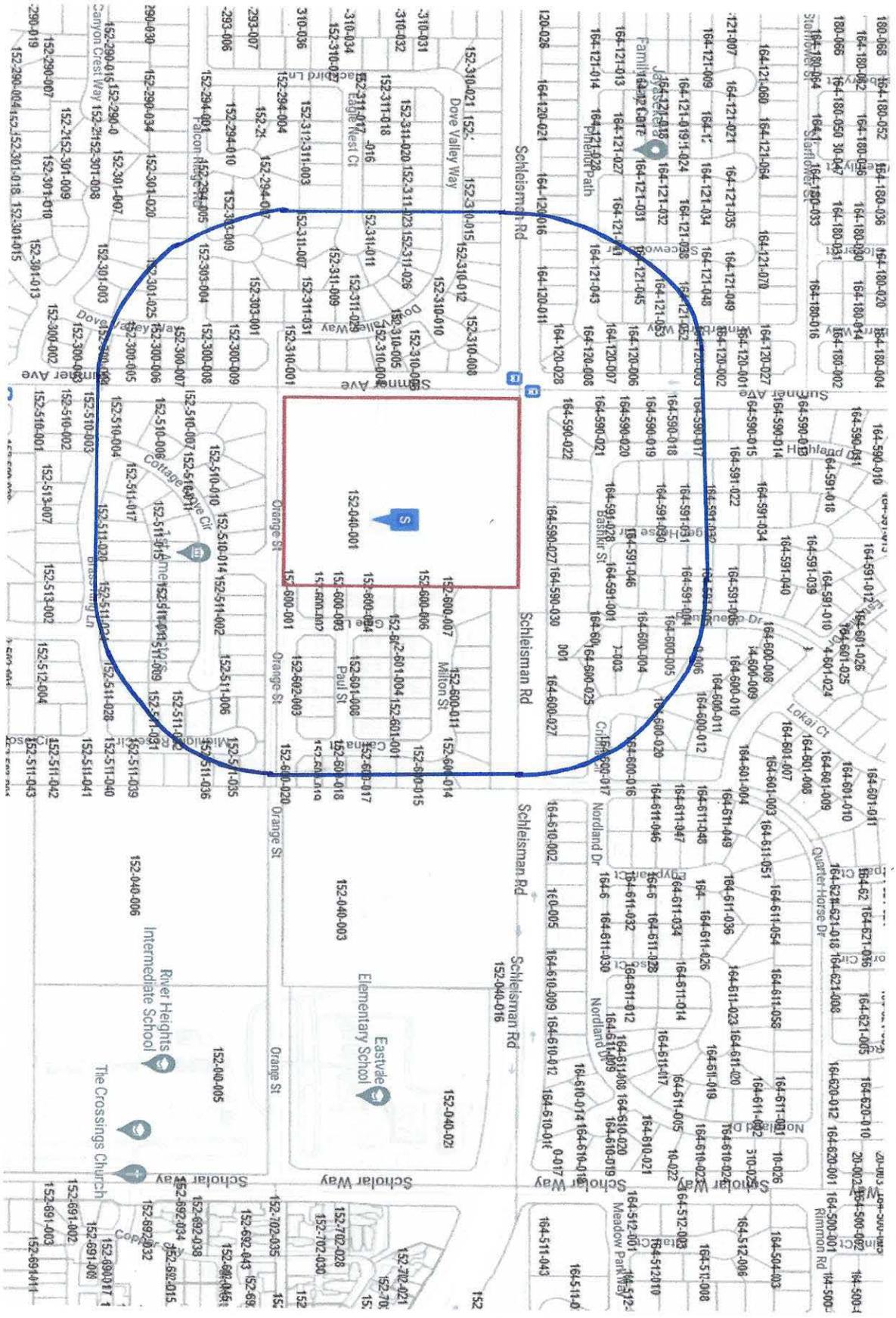
On June 16, 2021, the Planning Commission voted unanimously to continue the applicant's request off calendar and after the City's Housing Element has been completed and formally adopted.

### **Attachment(s)**

[Attachment 1: 600' Radius](#)

[Attachment 2: Public Notification - Post Card](#)

15/16" = 600'



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCEL MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

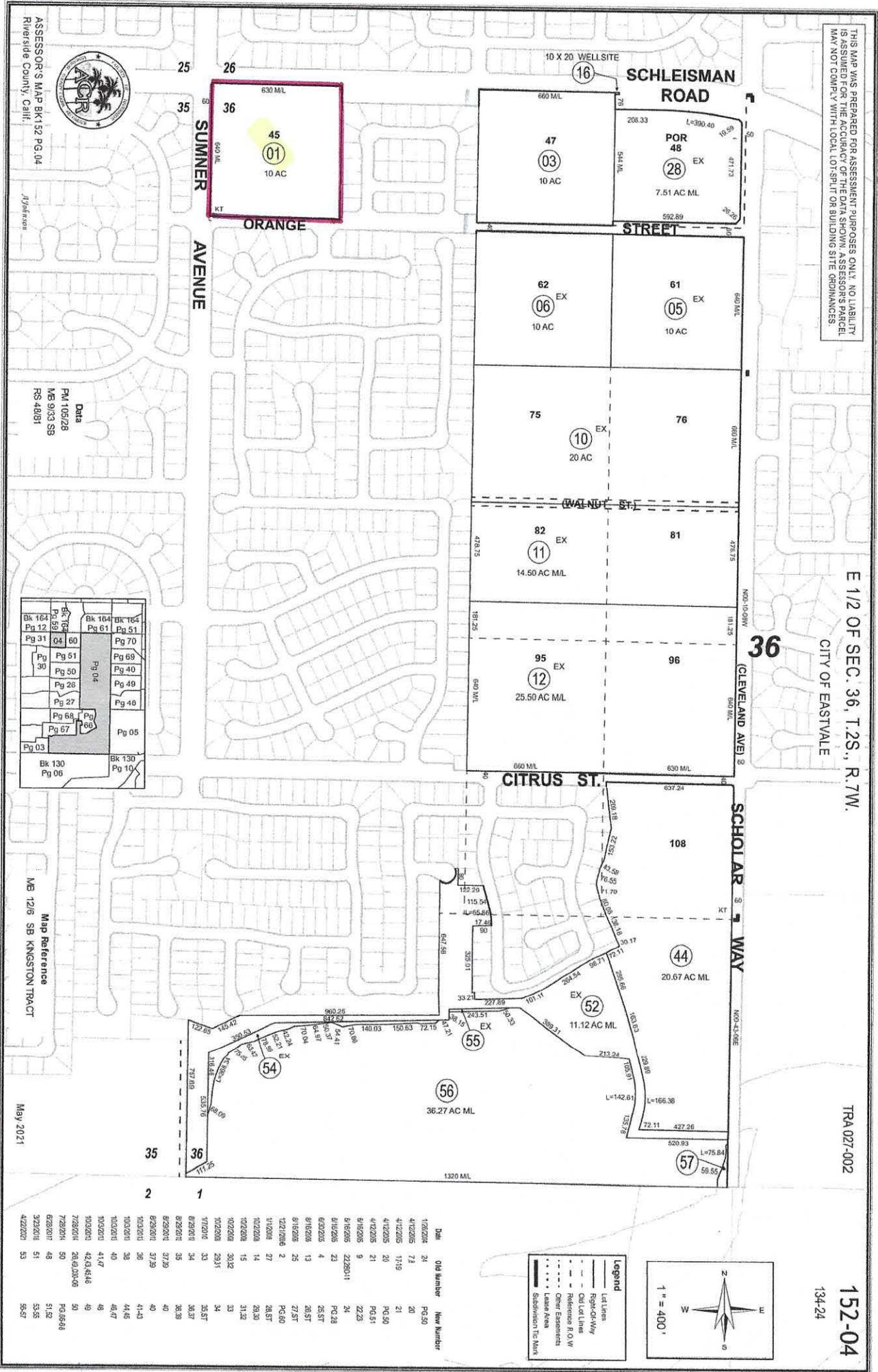
E 1/2 OF SEC. 36, T.2S., R.7W.

CITY OF EASTVALE

TRA 021-002

152-04

134-24



ASSESSOR'S MAP BK152 PG.04  
Riverside County, Calif.  
J. Johnson



Data  
PM 105/28  
MB 9/33 SB  
RS 4/08/1

Bk 164 Pg 1	Bk 164 Pg 61	Bk 164 Pg 51
Pg 31	Pg 60	Pg 70
Pg 30	Pg 51	Pg 69
	Pg 50	Pg 40
	Pg 26	Pg 49
	Pg 27	Pg 48
	Pg 68	Pg 66
	Pg 67	
Pg 03		Pg 05
Bk 130 Pg 06	Bk 130 Pg 10	

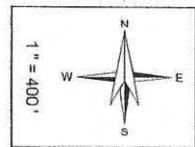
Map Reference  
MB 12/6 SB KINGSTON TRACT

May 2021

Date	Old Number	New Number
1/26/2014	24	PG 50
4/12/2015	74	20
4/12/2015	1719	21
4/12/2015	20	PG 50
4/12/2015	21	PG 51
6/16/2015	9	22, 23
6/16/2015	22, 23, 11	24
8/10/2016	23	PG 28
6/30/2015	4	25, ST
8/16/2016	13	26, ST
8/16/2016	25	27, ST
12/21/2016	2	PG 60
1/2/2016	27	28, ST
10/22/2016	14	29, 30
10/22/2016	15	31, 32
10/22/2016	30, 32	33
10/22/2016	29, 31	34
9/12/2016	33	35, ST
8/29/2016	34	36, ST
8/29/2016	35	36, 39
8/29/2016	37, 39	40
8/29/2016	36	41, 42
10/20/2016	38	44, 46
10/20/2016	40	46, 47
10/20/2016	41, 47	48
10/20/2016	42, 43, 45, 46	49
7/29/2016	26, 60, 200, 06	50
7/29/2016	50	PG 88, 88
6/29/2016	51, 52	51, 52
3/23/2016	51	53, 55
4/22/2016	53	55, 57

**Legend**

- Lat Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Latent Area
- Subdivision Tric Mark



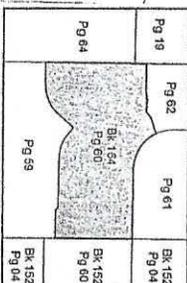
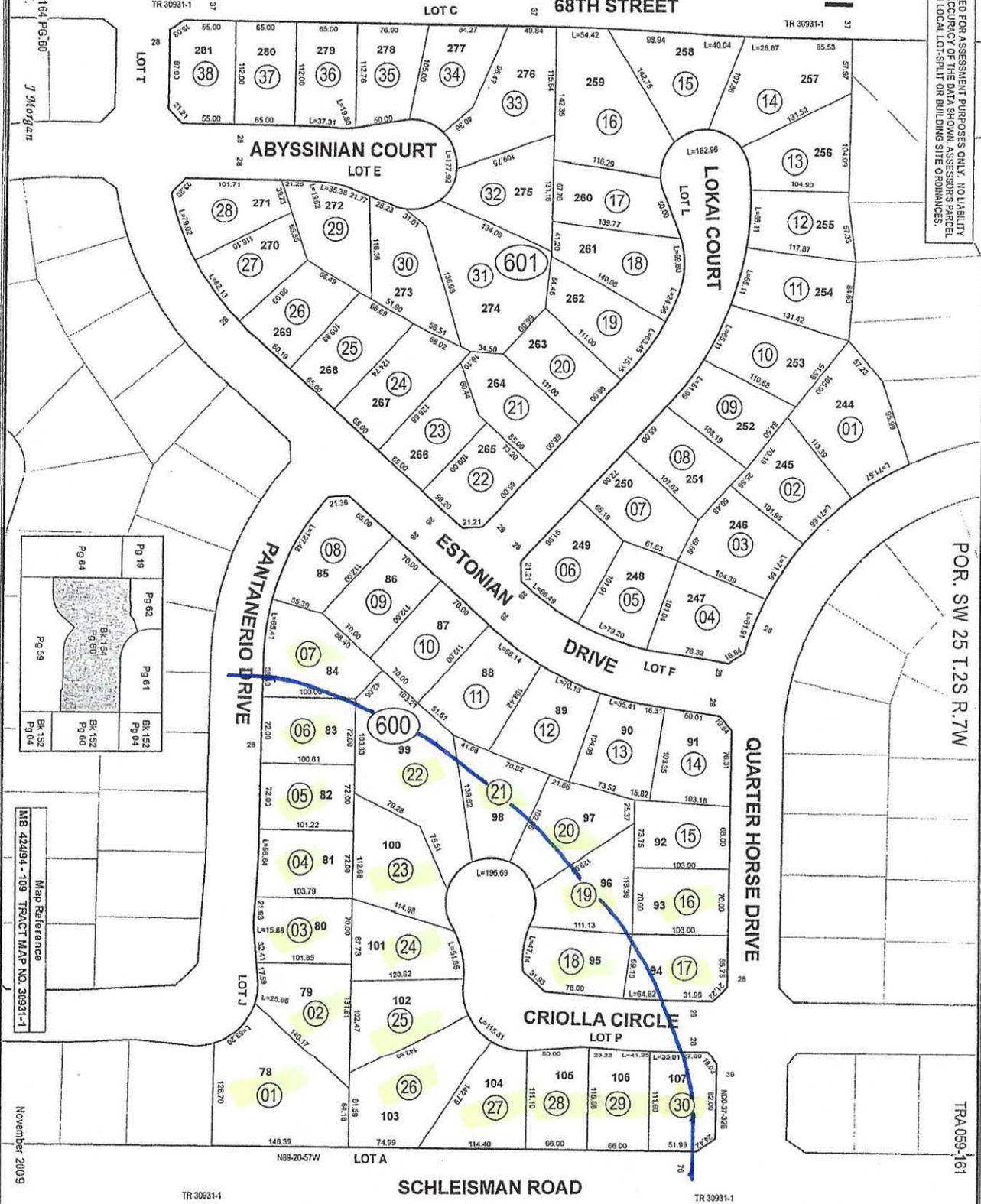
DEC 29 2009

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ASSESSOR'S MAP BK164 PG.60  
Riverside County Calif.



J Morgan

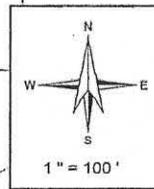


Map Reference  
MS 42494-109 TRACT MAP NO. 30931-1

November 2009

**Legend**

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Easement
- Subdivision The Mark



164-60  
164-05

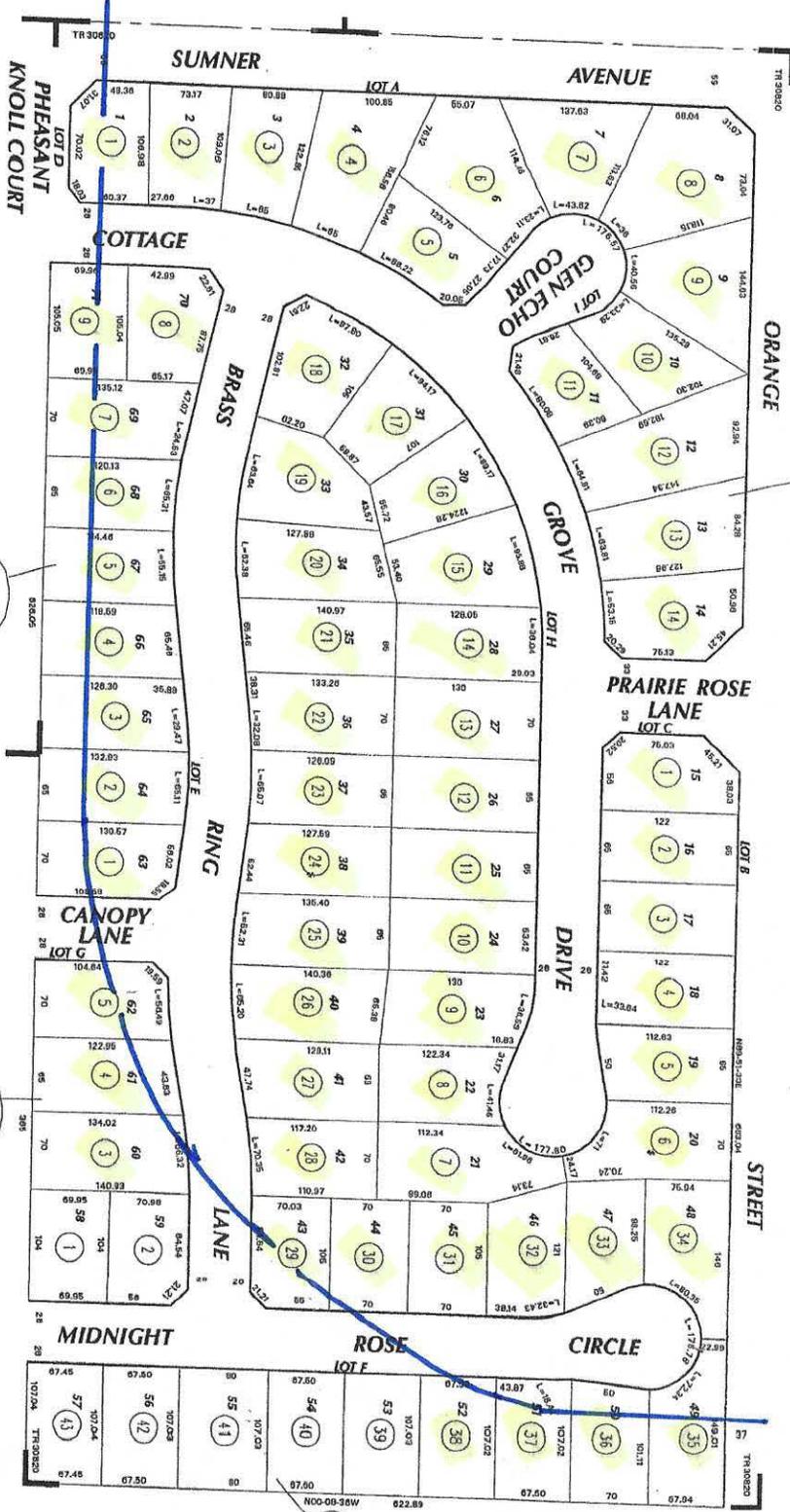


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 APR 18 2005

PDR SEC 36 T. 2S., R. 7W

T.R.A. 059-005

152-51  
 152-04



1" = 100'  
 ANGLE = 0

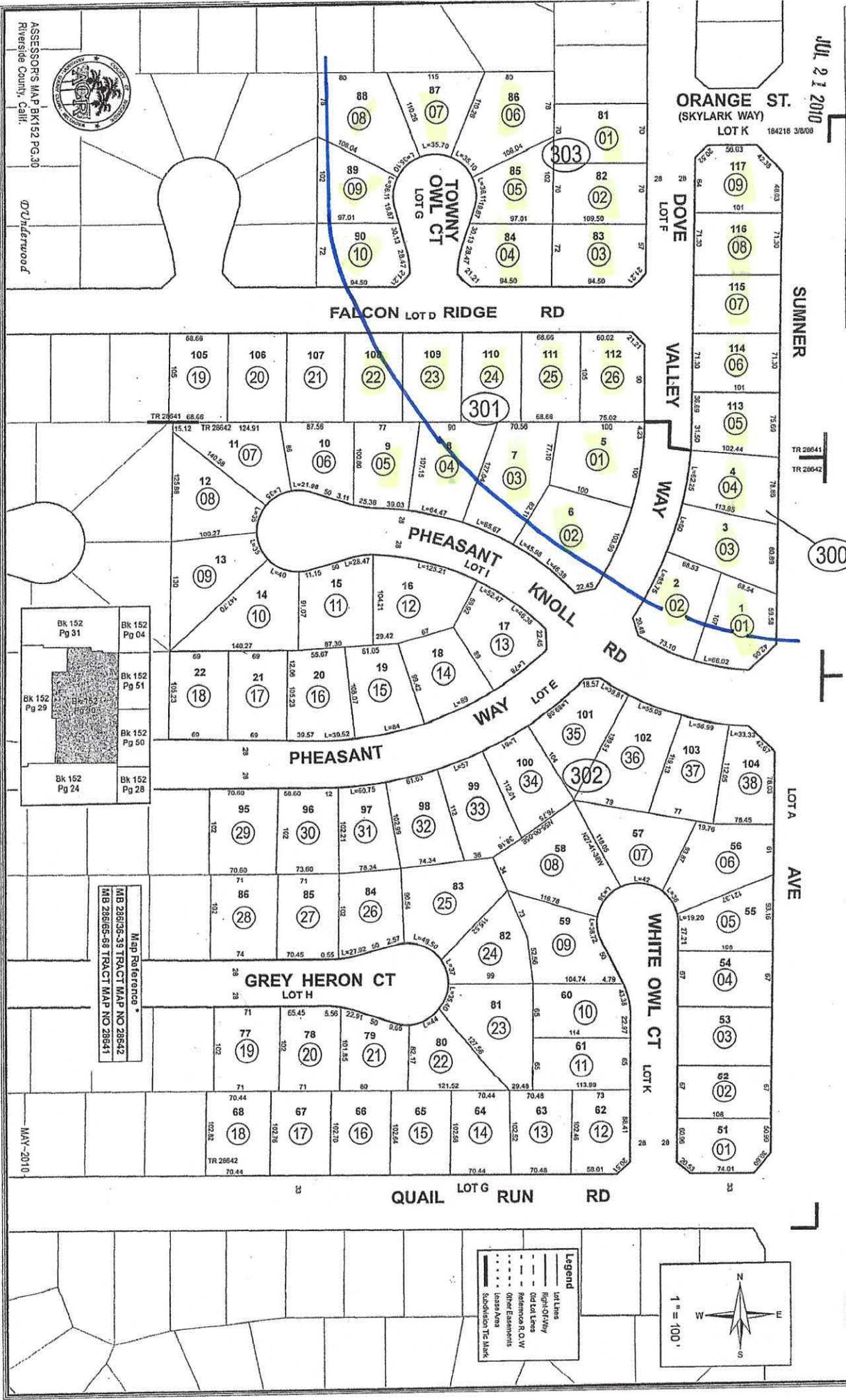
ASSESSOR'S MAP BK152 PG.51  
 Riverside County, Calif.

MR 371/61-66 TRACT MAP NO. 30820

Apr 2005

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JUL 21 2010



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POR. E 35 T. 2S. R. 7W

I. R. A. 059-005

152-31  
134-38



ASSESSOR'S MAP BK152 PG. 31  
Riverside County, Calif.

MB 286/65-68 TR NO 28641

Nov 2003

1" = 100'  
ANGLE = 0



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POR. SE 26 T. 2S., R. 7W

T. R. # 059-005

164-12  
134-43



ASSESSOR'S MAP BK 64 PG. 12  
Riverside County, Calif.

MB 289/59-62 TR NO 28622  
MB 304/87-90 TR NO 28621

Nov 2003

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

DEC 29 2009

ASSESSOR'S MAP BR 64 PG. 59  
Riverside County, Calif.  
J. McOrgan



Pg 64	BR 152 Pg 60
Pg 29	BR 152 Pg 04
Pg 18	BR 152 Pg 31
Pg 12	BR 152 Pg 31

Map Reference  
ME 42494-109 TRACT MAP NO. 30931-1

November 2009

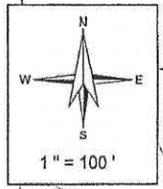


POR. SW 25 T2S R.7W

TRA 099-161

**Legend**

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Unset Area
- Subdivision Tie Mark



1" = 100'

164-59  
164-05

# Notice of Public Workshop



## CITY of EASTVALE

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

<https://www.eastvaleca.gov/government/community-development/planning>



You are invited to comment on the following project in your neighborhood:

**DATE OF NOTICE:** Thursday, January 8, 2026

**APPLICANT:** SC Sumner, LLC

**PROJECT LOCATION:** 7080 Sumner Avenue Eastvale CA  
at the SEC of Schleisman Road and Sumner Avenue

**CASE NUMBERS:** PLN25-20005

**CASE PLANNER:** Allen Lim

**APN**

**NAME**

**ADDRESS**

**CITY, STATE, ZIP**

# Notice of Public Workshop

**NOTICE IS HEREBY GIVEN** that the City of Eastvale Planning Commission will hold a public workshop on **Wednesday, January 21, 2026**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale CA 91752, to discuss the proposed Sumner Place Residential Project (PLN25-20005).

**WORKSHOP DESCRIPTION:** A workshop will be conducted wherein the Planning Commission will be presented an informational overview of the proposed Sumner Place Residential Project (PLN25-20005) prior to a formal consideration at a future hearing. The project, which was previously considered and continued off-calendar by the Planning Commission on June 16, 2021, has been revised by the applicant (SC Sumner, LLC) in response to community feedback, including changes to density, product type, and components of land use. The current proposed project includes 159 for-sale attached single-family townhome residential units on a 7.54-acre site (net) located at the southeast corner of Schleisman Road and Sumner Avenue. **No formal action will be taken, but the public is invited to participate and provide input and comments.**

Any person may submit written comments prior to public workshop or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to [alim@eastvaleca.gov](mailto:alim@eastvaleca.gov). **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, January 21, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing.