



CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

**Eastvale City Hall Council Chambers
12363 Limonite Ave, Suite 910, Eastvale, CA, 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, June 17, 2026**

City Commissioners
April Rodriguez-Plott, Chair
Trinidad Lomeli, Vice Chair
Andrea Hove, Commissioner
Josh Lee, 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.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at 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 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. 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. 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.

5. PRESENTATIONS

6. 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.

7. 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.

7.1. 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 May 20, 2026 meeting.

7.2. 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.

7.3. 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.

8. 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.)

8.1. Review of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031

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

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission take the following actions:

1. Determine that the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031 is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA;
2. Find that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031 are consistent with the Eastvale 2040 General Plan; and
3. Report to the City Council that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031 are consistent with the Eastvale 2040 General Plan.

8.2. PLN25-20086 Tentative Tract Map 38596 and PLN25-20087 Major Development Review for Overall Phase C of the Eastvale Square Development – Risewell Homes (CONTINUANCE)

Submitted by: Jamie K. Cerda, AICP, Principal Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission continue this item to the August 19, 2026, Planning Commission meeting.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, August 19, 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), not less than 72 hours prior to the meeting.

Marc A. Donohue, MMC
City Clerk

MINUTES CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, May 20, 2026
Regular Meeting: 6:00 P.M.

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

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: Commissioner Rochelle.

City Staff

Present: Community Development Director Gonzalez, Assistant City Attorney Herrington, and Senior Administrative Specialist Perez were present at Roll Call.

3. PLEDGE OF ALLEGIANCE

Vice Chair Lomeli led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

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

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the April 15, 2026 meeting.

7.2 Public Works Department Update

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

7.3 Planning Division Update

The Planning Commission received and filed the Planning Division Update.

8. PUBLIC HEARINGS

8.1 PLN26-20021 – Goodman Commerce Center (CR-14) Conditional Use Permits for Forge District Gym

Assistant Planner Fowler presented the item and answered related questions.

Chair Rodriguez-Plott opened the public comment period. Hearing no response, Chair Rodriguez-Plott closed the public comment period.

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

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building;
2. Approve a Conditional Use Permit (PLN26-20021) to establish a 28,378 square foot indoor fitness and sports facility within a portion of an existing 58,422 square-foot commercial retail building (CR-14) in the Goodman Commerce Center, subject to conditions of approval.

8.2 PLN25-20061 – Major Development Review for Sir Jayaram Temple

Assistant Planner Fowler presented the item and answered related questions.

Chair Rodriguez-Plott opened the public comment period. Hearing no response, Chair Rodriguez-Plott closed the public comment period.

On motion of Chair Rodriguez-Plott and second by Commissioner Lomeli, the

Planning Commission voted unanimously to:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15332 (Class 32 – Infill Development projects) of the CEQA Guidelines in that the proposed development will be occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses;
2. Approve a Major Development Review (PLN25-20061) for the development of a 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) for use as a religious institution and site improvements, subject to conditions of approval.

8.3 PLN25-20102 – Density Bonus Agreement, Tentative Tract Map 39416, and Major Development Review for Regent Land Company, LLC Residential Development

Principal Planner Cerda presented the item and answered related questions.

The following individuals provided public comment:

- Elizabeth Ramirez (via email)
- Jordan Brown (via email)
- Anita Brown (via email)
- Miguel Jacobo (via email)
- James Ramirez (via email)
- James Lloyd (via email)

On motion of Commissioner Lee and second by Commissioner Hove, the Planning Commission voted unanimously to:

1. Recommend that the City Council not find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (State Clearinghouse No. 20222080090);
2. Recommend City Council deny the Density Bonus Agreement between Regent Land Company LLC and the City of Eastvale;
3. Recommend City Council deny Tentative Tract Map No. 39416 to subdivide four (4) existing residential lots totaling 3.57 gross acres into 35 residential lots, two (2) open space purposes and four (4) for street purposes, subject to conditions of approval;
4. Recommend City Council deny the Major Development Review for the master building architecture and site planning of 35 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

8.4 PLN25-20086 – Tentative Tract Map 38596 and PLN25-20087 Major Development Review for Overall Phase C of the Eastvale Square Development – Risewell Homes (CONTINUANCE)

Principal Planner Cerda provided a brief summary.

Chair Rodriguez-Plott opened the public comment period. Hearing no response, Chair Rodriguez-Plott closed the public comment period.

On motion of Commissioner Hove and second by Commissioner Lomeli, the Planning Commission voted unanimously to:

1. Continue this City-initiated item to the June 17, 2026, Planning Commission meeting.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORTS

Community Development Director Gonzalez provided updates.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Rodriguez-Plott adjourned the meeting at 7:40 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, June 17, 2026, at 6:00 p.m.

Lea Perez
Senior Administrative Specialist



AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 7.2

June 17, 2026

Planning Division Update

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)

[Attachment - Planning Division Update 6.17.26](#)



CITY OF EASTVALE

Major Projects Summary

June 17, 2026

City of Eastvale Planning Division



CITY OF EASTVALE

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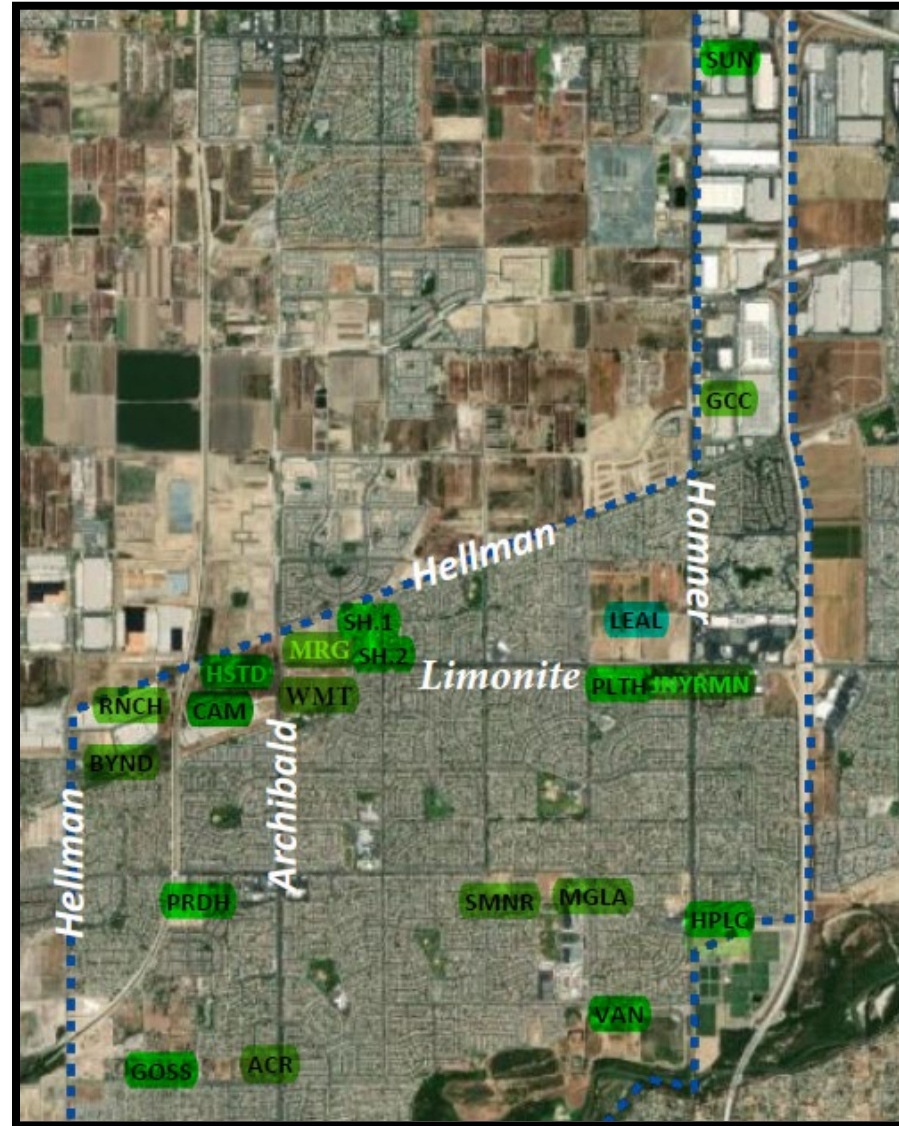
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Planning Department Major Projects Summary
June 17, 2026



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>General Plan Amendment 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>Change of Zone to change the zone from Heavy Agriculture (A-2) to General Residential (R-3).</p> <p>Major Development Review for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres.</p> <p>Tentative Tract Map for condominium purposes.</p> |
| Planner: | Allen Lim |

Notes:

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

Project Map:



Current Status:

- The project is awaiting a City Council hearing date.

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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: | Tentative Tract Map 38596 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 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- The project was deemed complete and scheduled for the 5.20.26 Planning Commission

Project Map:



Current Status:

- On May 20, 2026 the item was continued and scheduled for the June 17, 2026 planning commission date.

- 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 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: | Major Development Review for the overall New Home Phase C Residential Development and associated site improvements of PA-7B, PA-7C, PA-12A, PA-12B, PA-12C, PA-13A, PA-13B and PA-13C of the Leal Ranch Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- The project was deemed complete and scheduled for the 5.20.26 Planning Commission

Project Map:



Current Status:

- On May 20, 2026, the item was continued and scheduled for June 17, 2026, planning commission date.

- 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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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: | Major Development Review for the site planning and master architecture of 72 multifamily (6-plex) residential units within Planning Area 7B of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

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

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



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: | Major Development Review for the site planning and master architecture of 80 single family attached residential units within Planning Area 7C of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

- On May 25, 2026, 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.
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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: | Major Development Review for the site planning and master architecture of 72 single family detached residential units within Planning Area 12A of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

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

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



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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: | Major Development Review for the site planning and master architecture of 87 single family attached residential units within Planning Area - 12B of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

- On May 25, 2026, 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.
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3. **Highlighted Text** = Updated Information



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: | Major Development Review for the site planning and master architecture of 73 single family detached residential units within Planning Area - 12C of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

- On May 25, 2026, 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



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: | Major Development Review for the site planning and master architecture of 64 single family detached residential units within Planning Area 13A of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

- On May 25, 2026, 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



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12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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: | Major Development Review for the site planning and master architecture of 32 single family detached residential units within Planning Area 13B of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

- On May 25, 2026, 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



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: | Major Development Review for the site planning and master architecture of 49 single family detached residential units within Planning Area 13C of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.
- On 4.28. the applicant received a third incomplete letter.

Project Map:



Current Status:

- On May 25, 2026, 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



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>Major Development Review for the development congregate care facility consisting of two single family homes.</p> <p>Conditional Use Permit 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.

- 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



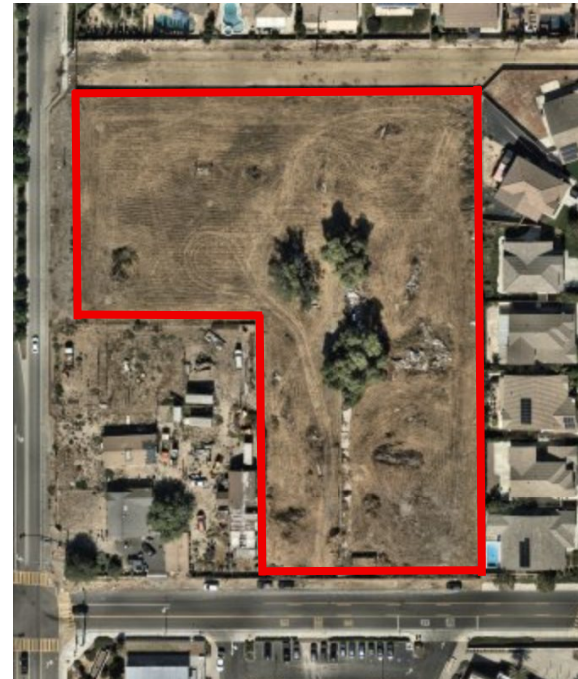
Warmington Residential

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

Notes:

- Received application on 12.2.25.
- An incomplete letter was sent to the applicant on 12.17.25.
- On 1.26.26 the applicant resubmitted the project for review.
- An second incomplete letter was sent to the applicant on 2.11.26.
- On 3.4.26 the applicant resubmitted the project for review.
- An third incomplete letter was sent to the applicant on 3.23.26.
- On 3.30.26 the applicant resubmitted the project for review.
- A fourth incomplete letter was sent to the applicant on 4.7.26.
- On 4.16.26 the applicant resubmitted the project for review.
- The project was deemed complete and scheduled for the 5.20.26 Planning Commission.

Project Map:



Current Status:

- On May 20, 2026, the planning commission recommended for City Council to deny the project as currently proposed.
- The project is scheduled for the June 24, 2026, City Council Meeting.

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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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: | Major Development Review for the construction and operation of a 11,973 square foot one-story place of worship and accessory restroom and dining area with ancillary parking. |
| Planner: | Steven D. Fowler |

Notes:

- Received application on 8.14.25.
- On 8.20.25 the applicant was sent an incomplete letter
- On 9.8.25 the applicant resubmitted the project for review.
- On 9.25.2 a second incomplete letter was sent out to the applicant.
- On 11.24.25 the applicant resubmitted the project for review.
- On 12.10.25 a third incomplete letter was sent out to the applicant.
- On 12.19.25 the applicant resubmitted the project for review.
- On 1.6.26 a fourth incomplete letter was sent out to the applicant.
- On 2.9.26 the applicant resubmitted the project for review.
- On 2.18.26 a fifth incomplete letter was sent out to the applicant.
- On 4.11.26 the applicant resubmitted the project for review.
- On 5.20.26 the project was presented to Planning Commission

Project Map:



Current Status:

- On May 20, 2026 the Planning Commission approved entitlements for PLN25-20061 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



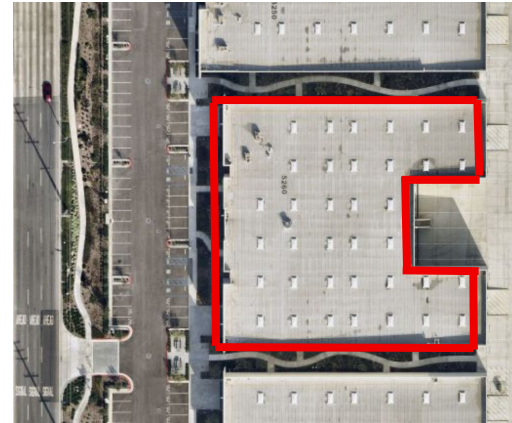
Beyond Pickleball Club

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

Notes:

- Received application on 2.17.26
- The application was deemed complete for the 2.18.26 Planning Commission.
- The project was continued to a Special Planning Commission meeting on 3.23.26
- The Special Planning Commission meeting for 3.23.26 was canceled.
- The project was deemed complete and was scheduled for April 15, 2026 Planning Commission.

Project Map:



Current Status:

- On April 15, 2026 the Planning Commission approved the entitlements PLN26-20012 and are subject to conditions of approval.

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



Forge District Gym

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

Notes:

- Received application on 3.5.26
- On 3.25.26 the applicant received an incomplete letter.
- On 4.6.26 the applicant resubmitted the project.

Project Map:



Current Status:

- On May 20, 2026, the Planning Commission approved entitlements for PLN25-20021 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



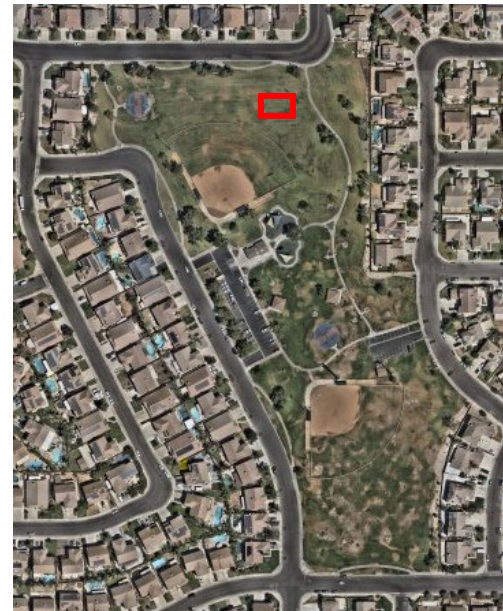
Wireless Facility – 7250 Cobble Creek

| | |
|----------------------|--|
| 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: | Minor Development Review 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: | Tentative Tract Map 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: | Major Development Review 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.
3. **Highlighted Text** =Updated Information



| <i>Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)</i> | |
|---|--|
| 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: | Major Development Review 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: | <ul style="list-style-type: none"> ▪ 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: | <ul style="list-style-type: none"> ▪ Models are open to the public. ▪ All units have been signed off and received Certificate of Occupancy. |

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: | Major Development Review 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: | Major Development Review for the development of 94 single family residential units within Planning Area-7A of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

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

Project Map:



Current Status:

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

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



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: | Major Development Review 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 th St. |
| Project Description: | Major Development Review 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



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 th St. |
| Project Description: | Major Development Review 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:

- The project has been signed off the Certificate of Occupancy.


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 th Street. |
| Project Description: | Tentative Tract Map 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"> ▪ 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 11.6.24 an incomplete letter was sent out to the applicant. ▪ The project was resubmitted on 12.11.24 ▪ The project was deemed complete and is currently scheduled for planning commission on 2.19.25 |
| Project Map: |  |
| Current Status: | <ul style="list-style-type: none"> ▪ On February 19, 2025, the Planning Commission approved entitlements for PLN24-20074 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



| <i>New Home Off-site</i> | |
|--------------------------|--|
| Project: | Tentative Tract Map Phase B |
| Project No.: | PLN24-20069 DR004 |
| Project Location: | Southwest corner of Limonite Avenue and 58 th Street. |
| Project Description: | Major Development Review to establish the off-site streets and layout of Phase B of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |
| Notes: | <ul style="list-style-type: none"> ▪ 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: | <ul style="list-style-type: none"> ▪ 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 th Street. |
| Project Description: | Major Development Review for the development of 90 residential units (triplexes) on Lots 30-36 of TTM 38595 within Planning Area 9 of the Leal Master Plan. |
| Planner: | Jamie K. Cerda |

Notes:

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

Project Map:



Current Status:

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

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 th Street. |
| Project Description: | Major Development Review 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



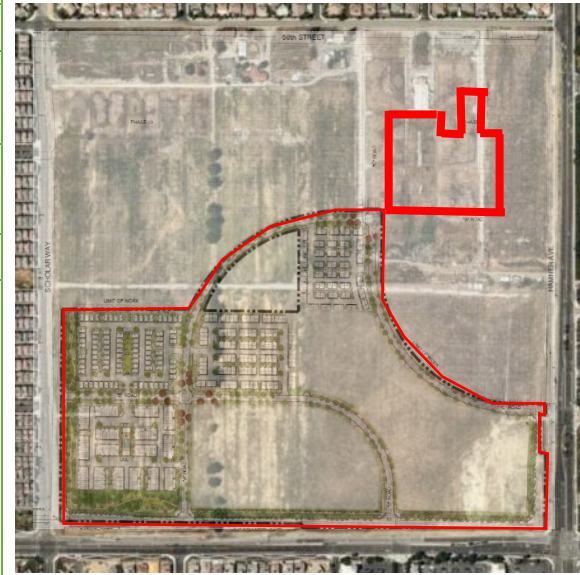
Leal Ranch Residential PA-11B

| | |
|----------------------|--|
| Project: | Planning Area 11B |
| Project No.: | PLN24-20072 DR007 |
| Project Location: | Southwest corner of Limonite Avenue and 58 th Street. |
| Project Description: | Major Development Review 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 th Street. |
| Project Description: | Major Development Review 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 th Street. |
| Project Description: | Major Development Review 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: | Tentative Tract Map for 76 lots for a single family home community. Major Development Review for the development of 76 single-family residential units. |
| Planner: | Jamie K. Cerda |

Project Map:



Notes:

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

Current Status:

- Construction documents have been submitted to the Building Division and grading has been submitted to 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



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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



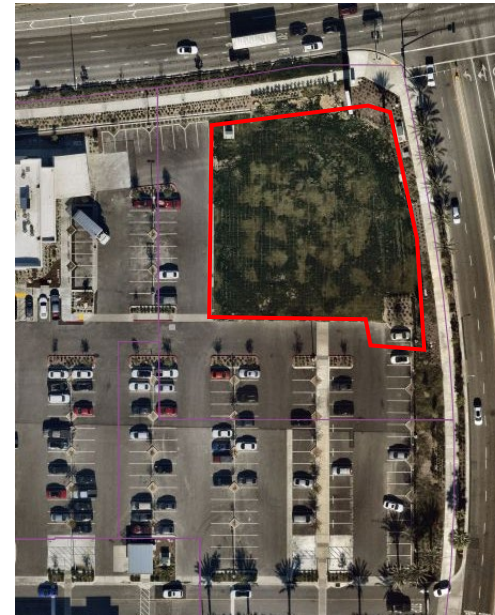
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

| | |
|----------------------|---|
| 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: | Conditional Use Permit 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). Variance 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: | Major Development Review 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.
- Grading plans and Construction plans have been approved.

Project Map:



Current Status:

- The project site is 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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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: | Major Development Review (DR) 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. TPM No. 38438: 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



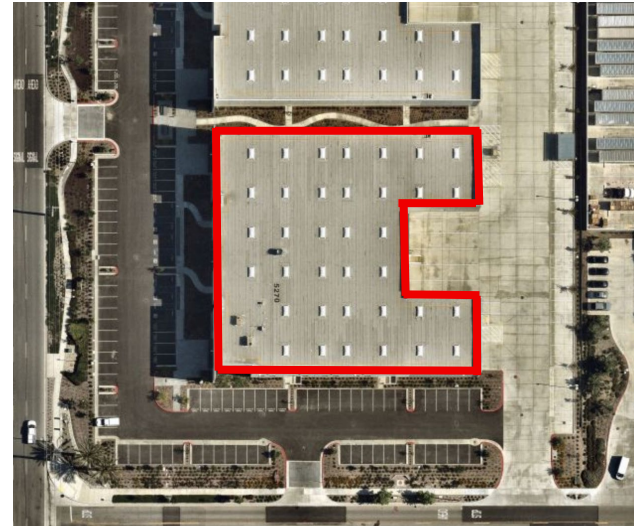
Team Up Arena

| | |
|----------------------|--|
| Project: | Team Up Arena |
| Project No.: | PLN25-20056 CUP |
| Project Location: | Northeast corner of Hamner Avenue and Goodman Way. |
| Project Description: | <p>Conditional Use Permit 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>Conditional Use Permit 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 approved with the Building Division and have begun 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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| <i>All-Magic</i> | | Project Map: |
|--|---|--|
| Project: | All-Magic Paint and Body | |
| Project No.: | PLN25-20081 CUP | |
| Project Location: | Northeast corner of Hamner Avenue and Commerce. | |
| Project Description: | Conditional Use Permit to allow for an indoor autobody paint and repair center that is contained completely within the building. | |
| Planner: | Steven D. Fowler | |
| Notes: | | Current Status: |
| <ul style="list-style-type: none"> Received application on 10.13.25 The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting. On November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval. | | <ul style="list-style-type: none"> Plans have been submitted to 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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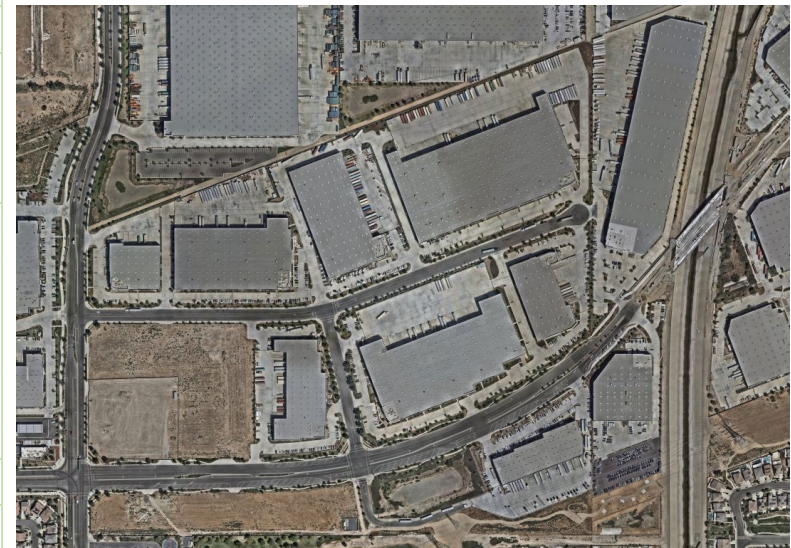
The Ranch (MAP ID: RNCH)

| | |
|----------------------|---|
| 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"> • 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. • Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. • Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. 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.
3. **Highlighted Text** =Updated Information



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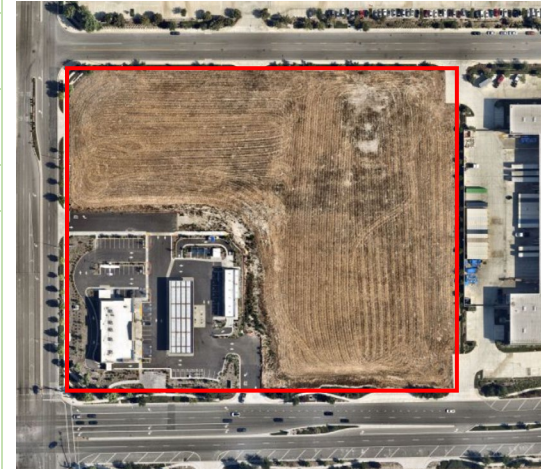
The Ranch TPM No. 38114 (MAP ID: RNCH.6)

| | |
|----------------------|--|
| 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: | Tentative Parcel Map to subdivide one (1) 10.68 acres into two (2) individual parcels. |
| Planner: | Allen Lim |

Notes:

- Received application on March 2, 2022
- On May 18th, 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:

PLN21-20014 is currently operational .

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



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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>Major Development Review for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061.</p> |
| Planner: | Jamie K. Cerda |

Notes:

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

Project Map:



Current Status:

- The site is currently operational.

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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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.

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

Project Map:



Current Status:

- Construction is actively occurring.

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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Better Buzz (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- 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: | Vesting Tentative Tract Map for 39 lots for a single-family home community. Major Development Review 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: | Tentative Tract Map for 65 lots for a single-family home community and 2 open space lots. Major Development Review 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.
3. **Highlighted Text** = Updated Information



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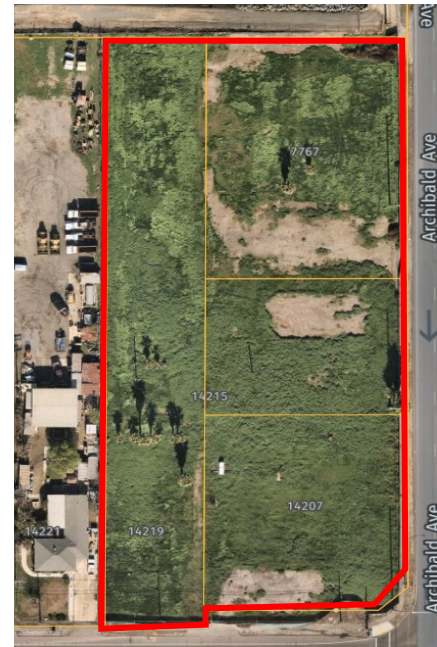
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Archibald and Chandler Retail (MAP ID: ACR)

| | |
|----------------------|---|
| 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>Tentative Parcel Map (37653) to parcelize a 2.71-acre site into three (3) parcels.</p> <p>Minor Development Review for a commercial development on a 0.81-acre parcel comprised of a 3,500 square feet sit-down restaurant (Zendejas)</p> <p>Minor Development Review for a commercial development on a 1.18-acre parcel a 3,598 square feet drive-through carwash (Quick Quack Express Carwash)</p> <p>Minor Development Review for a commercial development on a 0.75-acre parcel with a 950 square feet drive-through coffee shop (Dutch Bros).</p> <p>Conditional Use Permit for the operation of a drive-through coffee shop.</p> <p>Conditional Use Permit for the operation of a drive-through carwash.</p> |
| Planner: | Allen Lim |

| | |
|--------|---|
| Notes: | <ul style="list-style-type: none"> ▪ 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: | Development Review 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



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. 7.3

June 17, 2026

Public Works Department Update

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 Grants Summary](#)

[Attachment 2- PW Project Update List](#)

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. |



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Civic Center Project (Phase 1)

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

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

PROJECT SCHEDULE: Construction is on schedule. Contractor started installing interior metal stud framing at City Hall. Offsite utility work has begun on Premier Place.

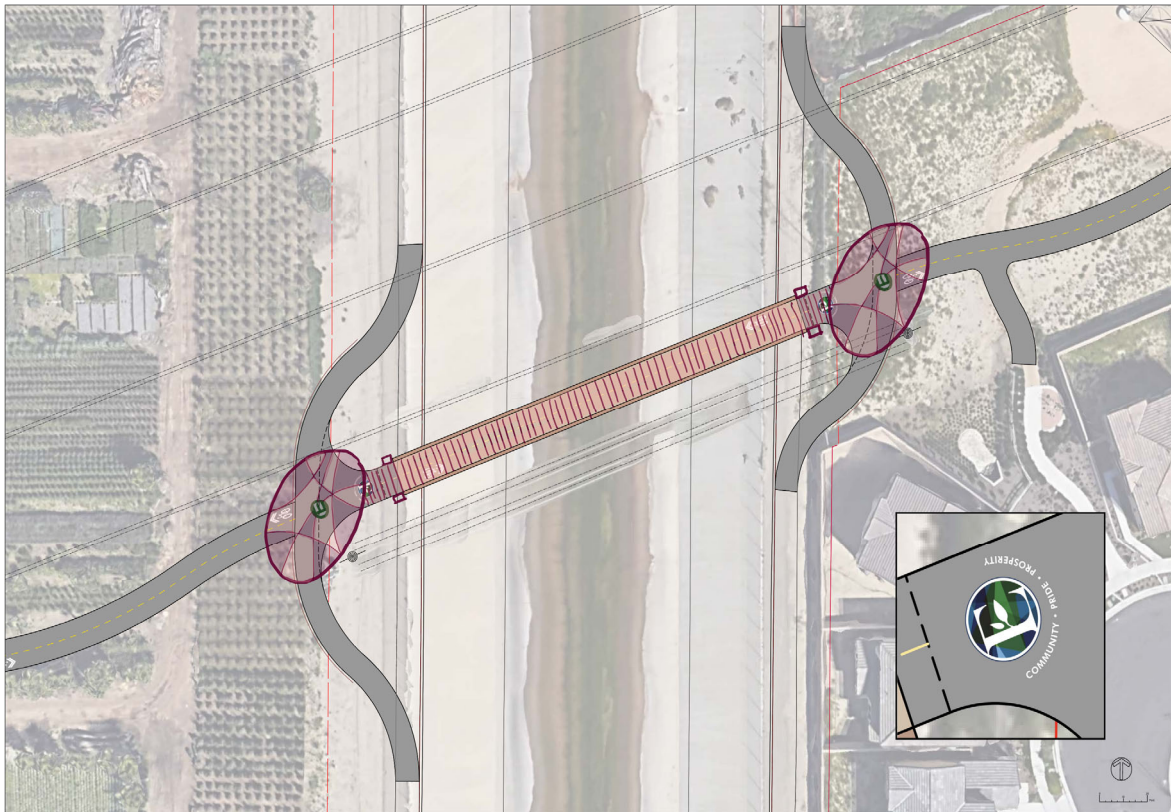
PROJECT RENDERING:





EASTVALE PUBLIC WORKS PROJECT UPDATES

| | |
|-----------------------------|---|
| PROJECT TYPE: | Capital Improvements Project |
| PROJECT NAME: | Limonite Gap Pedestrian Bridge |
| PROJECT DESCRIPTION: | 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. |
| PROJECT STATUS: | In Design – Engineering: Design contract was awarded to TYLin on April 10, 2024. 65% PS&E was delivered on February 17, 2025 and is being reviewed. |
| PROJECT SCHEDULE: | 100% PS&E is anticipated to be delivered by June 2026. |
| PROJECT MAP: | |

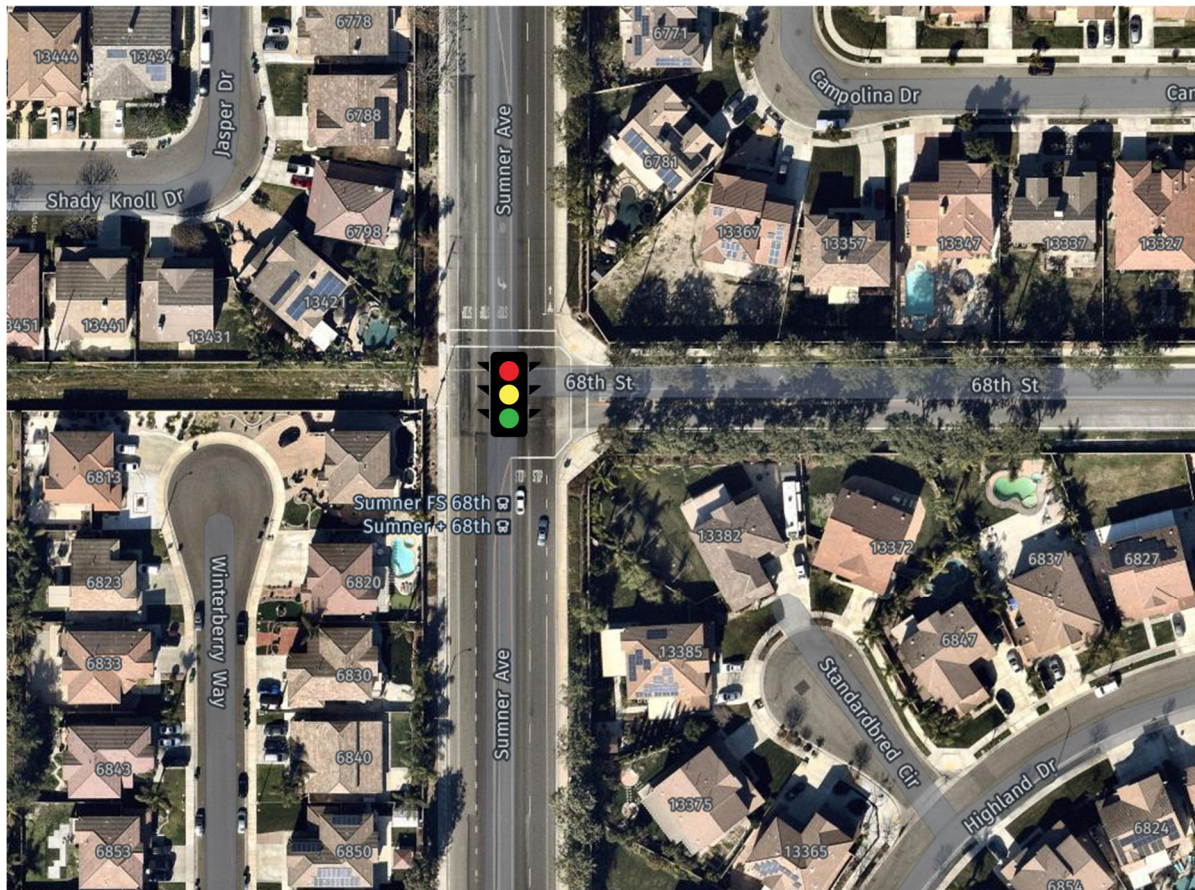




EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Citywide Traffic Signal Synchronization - Phase 1 Arterials

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.

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

PROJECT SCHEDULE: The final PS&E is expected to be completed by June 2026, and the project is tentatively scheduled to be advertised for construction bidding in July 2026.

PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

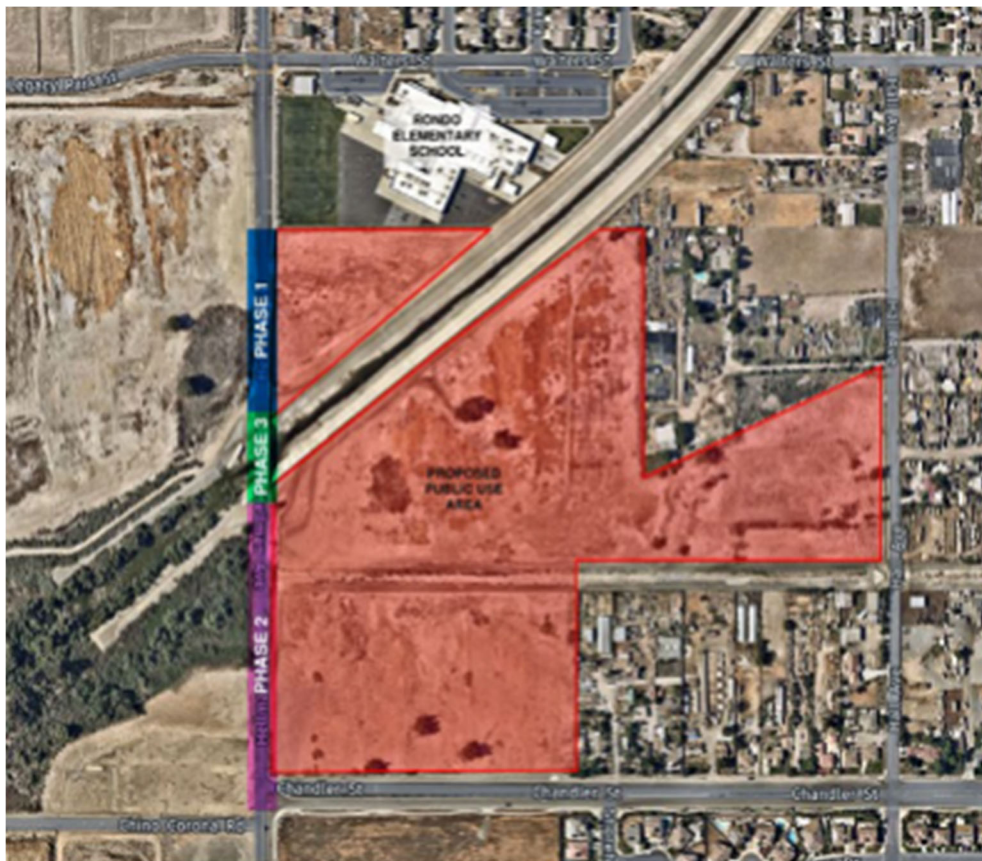
PROJECT NAME: Hellman Avenue Street Widening and Walters Pedestrian Bridge

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.

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

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

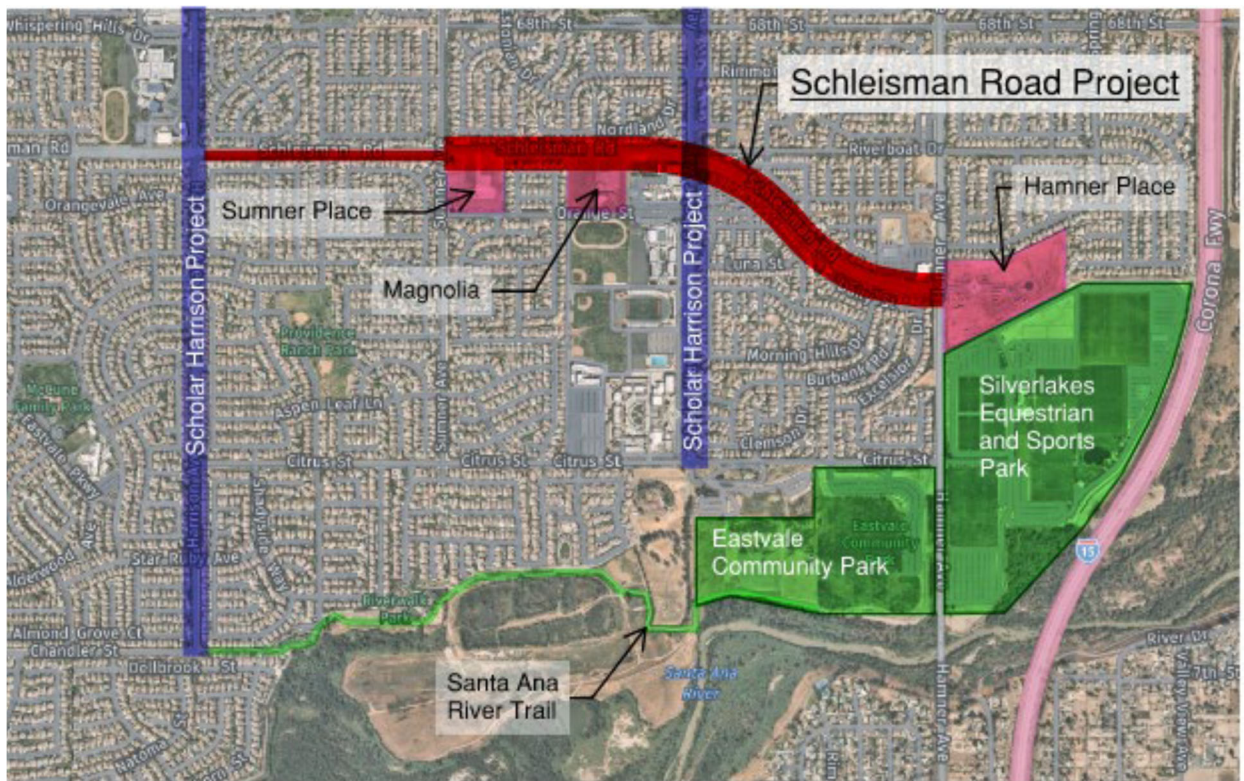
PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Oasis Residential

PROJECT LOCATION: Southeast corner of Chandler Street and Hellman Avenue

PROJECT DESCRIPTION: 65 Residential units on 8.2 acres.

PROJECT STATUS: Project is currently in review for entitlement.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Warmington Residential

PROJECT NUMBER: PW25-10004

PROJECT LOCATION: Southeast corner of Archibald Avenue and Grapewin Street

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

PROJECT STATUS: Project has pulled it's encroachment permit.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Hamner Place

PROJECT NUMBER: PW18-10712

PROJECT LOCATION: East of Hamner Avenue and Schleisman Road

PROJECT DESCRIPTION: Improvements include 21.48 gross acres.

PROJECT STATUS: Onsite improvement ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Chandler Plaza

PROJECT NUMBER: TPM 37653

PROJECT LOCATION: Northwest corner of Chandler Avenue and Archibald Avenue

PROJECT DESCRIPTION: 2.70 acre subdivision into three retail development parcels

PROJECT STATUS: Developer is working to obtain permits

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

| | |
|-----------------------------|--|
| PROJECT TYPE: | Commercial Development |
| PROJECT NAME: | Walmart |
| PROJECT NUMBER: | PW23-10004 |
| PROJECT LOCATION: | Southeast corner of Limonite Avenue and Archibald Avenue |
| PROJECT DESCRIPTION: | 177,000 square foot retail center on 23.3 acres |
| PROJECT STATUS: | Walmart is open. Off-site improvements are wrapping up. |

PROJECT MAP:



AGENDA STAFF REPORT

Planning Commission Meeting

PUBLIC HEARINGS

Agenda Item No. 8.1

June 17, 2026

Review of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Determine that the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031 is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA;
2. Find that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031 are consistent with the Eastvale 2040 General Plan; and
3. Report to the City Council that the projects included in the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031 are consistent with the Eastvale 2040 General Plan.

Summary

The City of Eastvale's Five-Year Capital Improvement Plan (CIP) serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization - all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The CIP focuses on addressing critical, essential, and desirable projects across various project categories. These categories encompass a wide range of sectors, including transportation, parks and recreation, public safety, City maintenance, utilities, accessibility improvements and public facilities. Each project has been carefully evaluated and categorized based on its significance and impact on the community.

California Government Code Section 65401 requires that the Planning Commission hold a public hearing and review the City's CIP for the upcoming fiscal year to evaluate conformity with the General Plan and report its findings to the City Council. Section 2.17.040 of the Eastvale Municipal Code also requires that the Planning Commission review the proposed CIP and report its findings to the City Council. The Planning Commission's determination of General Plan consistency does not indicate that the Commission is approving or endorsing the projects. Individual projects will undergo further planning, design, and review prior to approval or implementation. The City Council ultimately has the discretion in deciding final CIP projects.

Background

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staffs are responsible for managing all phases of CIP projects - from initial planning and design to final construction and project closeout. For Fiscal Years 2026/2027 through 2030/2031, staff has identified a total of thirty-eight (38) proposed capital improvement projects. These projects have been grouped into the following five categories:

1. Accessibility Improvements: This program is dedicated to improving Americans with Disability Act (ADA) accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. The program includes costs to prepare and implement a plan for ADA compliance.
2. Roadway Safety and Traffic Enhancements: This program improves roadway safety and traffic through upgrades and improvements to existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance) or traffic circulation improvements to include sidewalk, curb and gutter and pavement.
3. Street Improvements: This program is dedicated to improving various streets. Improvements may include widening or capital pavement maintenance.
4. Citywide Maintenance: This program is dedicated to right-of-way maintenance and repair, including, but not limited to striping, stenciling, repairs to streets and culvert/drainage facilities, storm damage/flood control projects, widening/pavement maintenance of streets (slurry seals/crack seals/pot holes/deep patch), and various assets in the public right of way.
5. Land, Buildings, Facilities, and Equipment: This program aims to provide safe, clean, well-maintained and functional facilities in order to allow City departments to effectively provide services to the community. This program details construction and capital improvements of City-owned buildings and facilities and offsite improvements to include sidewalk, curb and gutter and pavement.

Each project has also been assigned a priority level based on its urgency, funding availability, and alignment with community needs. The three priority levels are defined as follows:

- Critical - Projects that are urgent and necessary for public safety or regulatory compliance

- Essential - Projects that significantly enhance operations or services
- Desirable - Projects that provide added value but are not immediately necessary

Environmental

Planning Commission review of the CIP is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Further compliance with CEQA will be determined on a project-by-project basis prior to final approval and construction of each project.

Strategic Plan Action - Priority Level: 1 | Target #: E | Goal #: A

The Planning Commission review of the City's Five-Year CIP for the 2026-2027 budget cycle will support the development of a Civic Center and support financial planning efforts for newly proposed infrastructure projects.

Fiscal Impact

The processing of the Planning Commission review of the CIP is covered under the Planning Division's Fiscal Year (FY) 2025/2026 budget.

The City's infrastructure projects are financed through various funding sources, including SB 1, Gas Tax, SB 132 Road Maintenance and Rehabilitation Account, Measure A, Community Development Block Grant, federal grants, state grants, developer contribution, fire structural funds, County Flood Control funds, development impact fees, and General Fund.

The budgetary summary for the Five-Year Capital Improvement Plan is part of 2026-2027 Annual Operations and Capital Improvement Budget, which will be presented to Council for adoption at the June 24, 2026 City Council meeting.

Prior City Council/Commission Action

On May 27, 2026, the City Council reviewed and approved a project priority list for the 2026-2027 budget cycle to be included in the City's Five-Year Capital Improvement Plan (CIP).

Attachment(s)

[Attachment 1 - Draft 5-Year Capital Improvement Program](#)

[Attachment 2 - Proofed Public Hearing Notice](#)



**CITY OF
EASTVALE**
HUMBLE | CARING | DRIVEN



**FIVE YEAR
CAPITAL
IMPROVEMENT
PLAN**

FY 2026/2027 TO FY 2030/2031

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CAPITAL IMPROVEMENT PLAN

FY 2026/2027 through FY 2030/2031



CITY COUNCIL

Jocelyn Yow, Mayor
Clint Lorimore, Mayor Pro Tem
Christian Dinco, Council Member
Michael McMinn, Council Member
Todd Rigby, Council Member

ADMINISTRATION

Mark Orme, *City Manager*

Prepared By:
Public Works Department

Public Works Director/City Engineer
Jimmy Chung, P.E.

INTRODUCTION AND SUMMARY

The City of Eastvale's Five-year Capital Improvement Plan (CIP) serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization – all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staff are responsible for managing all phases of CIP projects—from initial planning and design to final construction and project closeout.

CIP addresses a broad range of project types, including critical, essential, and desirable improvements across categories such as transportation, parks and recreation, public safety, maintenance, utilities, accessibility enhancements, and public facilities. Each project is assessed and categorized based on its urgency and anticipated community benefit.

Five-Year Capital improvement Plan (CIP) Annual Update

Each year, as part of the City's budget process, the City Council reviews and adopts a Five-Year Capital Improvement Plan (CIP) in accordance with California Government Code Section 65403.

Pursuant to California Government Code Section 65090, the adoption of the Five-Year CIP requires public hearings by both the Planning Commission and City Council, providing opportunities for community input prior to formal adoption through resolution. At their meeting on June 17, 2026, the Planning Commission reviewed the Five-Year Capital Improvement Plan and determined that the plan conforms to the goals, objectives, and policies of the elements of the General Plan.

Annual Capital Improvement Budget Process

The Annual Capital Improvement Budget (Annual CIP) process usually starts in January or

February with the development of the overall City budget. This process identifies all priority operational needs, as well as capital improvement needs. Once the budget is completed, it is recommended for adoption by the City Council prior to the beginning of the fiscal year, which begins in July. City management and the City Council are updated monthly on the status of CIP projects through status reporting and meetings.

FY 2026/2027 Annual Operations and Capital Improvement Budget was adopted by the City Council on June 24, 2026. The budget document provides detailed insights into the financial aspects and funding sources allocated for each project within the Capital Improvement Program. It serves as a valuable resource, outlining the financial considerations and allocations for the specified planning period.

PROGRAM SUMMARY

This document presents the City of Eastvale Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031. The City of Eastvale's Five-Year Capital Improvement Plan (CIP) is comprised of thirty-eight (38) projects divided into five categories: Accessibility Improvements Program, Roadway Safety/Traffic Improvements, Street Improvements, Citywide Maintenance Program, and Land, Building, Facilities & Equipment. The projects are further categorized into three priorities based on the following order of precedence:

1. Safety Projects
2. Annual projects
3. Funding deadlines
4. Projects with significant progress (more than 50% in design)
5. New projects from Strategic Goal
6. All others

The three priorities are:

Critical Projects:

Critical projects are those that require immediate attention due to safety concerns, regulatory compliance, or their potential to adversely affect the City's infrastructure or services if left unaddressed. These projects are given the highest priority and are crucial for maintaining the integrity and functionality of City of Eastvale's public systems.

Essential Projects:

Essential projects are deemed necessary to meet the growing demands of the community and improve the overall quality of life for its residents. These projects aim to enhance existing infrastructure, expand services, and create a more sustainable environment. They play a vital role in ensuring City of Eastvale remains a vibrant and desirable place to live, work, and engage in recreational activities.

Desirable Projects:

Desirable projects, while not as critical or essential, are still significant in enhancing the community's well-being and supporting its long-term vision. These projects focus on various aspects such as aesthetic improvements, public safety improvements, infrastructure maintenance, and transportation advancements. They contribute to the unique identity and character of City of Eastvale, creating a more appealing and engaging environment for residents and visitors.

The Five-Year CIP is summarized as follows:

| <u>Priority Category</u> | <u>Total number of Projects</u> |
|--------------------------|---------------------------------|
| Critical | 21 |
| Essential | 14 |
| Desirable | 3 |

A summary of proposed projects by category for the entire Five-Year Capital Improvement Plan is included in Table 1 through Table 3. A program summary by category that includes each project cost estimates is presented in Appendices A through C.

Table 1 -Critical Projects Category Summary

| Project No. | Project Title | Project Category |
|-------------|--|------------------|
| 95025 | Civic Center Surface Parking Lot | Critical |
| 95024 | Civic Center Parking Structure | Critical |
| 95023 | Civic Center Site Improvement | Critical |
| 95017 | Public Works Yard Facility Project | Critical |
| 95014 | Police Station | Critical |
| 95012 | Library | Critical |
| 95011 | City Hall | Critical |
| 94016 | Parkway Landscape Infill and Enhancement Project | Critical |
| 94015 | Tree Management Plan and Installation Project | Critical |
| 94014 | Beautification Project at Sumner Ave and Bellegrave Ave | Critical |
| 94010 | Citywide Branding: Entryway and Median Improvements | Critical |
| 94006 | Citywide Traffic Signal Synchronization – Phase 1 Arterials | Critical |
| 94005 | Miscellaneous Traffic/Pedestrian Safety | Critical |
| 94001 | Pavement Slurry Seal and Resurfacing Project | Critical |
| 93040 | Hamner Utility Trench Repair | Critical |
| 93039 | Median Improvement Project at River Rd, Cantu Galleano Rd, and Archibald Ave | Critical |
| 93037 | Limonite Gap Pedestrian Bridge | Critical |
| 93034 | Hellman Avenue Street Widening | Critical |
| 93018 | Annual Overlay | Critical |
| 92021 | Traffic Signal Improvement at Sumner and 68th | Critical |
| 92001 | Traffic Sign Inventory and Replacement | Critical |

Table 2 - Essential Projects Category Summary

| Project No. | Project Title | Project Category |
|-------------|--|------------------|
| 95022 | Citrus Reimagined Project | Essential |
| 95020 | OCPW Land Use – Passive Park | Essential |
| 95016 | Fire Medic Squad Replacement | Essential |
| 95015 | Fire Aerial Ladder Truck Purchase | Essential |
| 95013 | Fire Station | Essential |
| 94011 | Smart City Masterplan | Essential |
| 94007 | Citywide Traffic Signal Synchronization – Phase 2 Collectors | Essential |
| 94004 | Street Maintenance: Pot Holes, Deep Patch, and Crack Seal | Essential |
| 93036 | Streetlight Installation Project | Essential |
| 93027 | Schleisman Road Mobility, Safety, and Connectivity Project | Essential |
| 92020 | Hamner Avenue Beautification Project | Essential |
| 92013 | Cantu Galleano Ranch Interchange Gateway Feature | Essential |
| 92012 | Improvement of Bike Network Connectivity | Essential |
| 91010 | Citywide Americans with Disabilities Act Improvement Project | Essential |

Table 3– Desirable Project Category Summary

| Project No. | Project Title | Project Category |
|--------------|--|------------------|
| 92018 | Orchard Park to American Heroes Park Trail | Desirable |
| 92014 | Roadway Vision | Desirable |
| 92011 | Traffic Signal Battery Backup Systems | Desirable |

PROGRAM PROJECT DETAIL SHEETS

For each proposed project in the Five-Year Capital Improvement Plan (CIP), a Project Detail Sheet has been prepared that presents the various project details including:

- **Project Title and Location**
- **Project/CIP No. and Category**
- **Project Priority Category**
- **Project Justification**
- **City Council Goal & Objectives**
- **Description of Project**
- **Project Cost Overview**
- **Review and Comments**

APPENDIX A

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

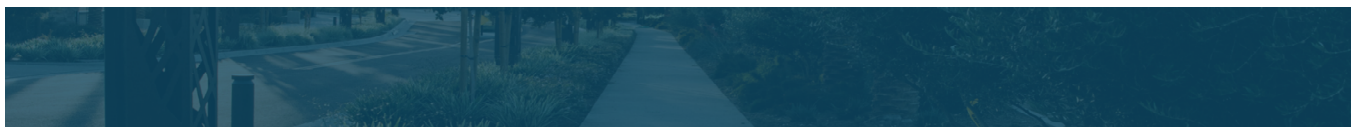
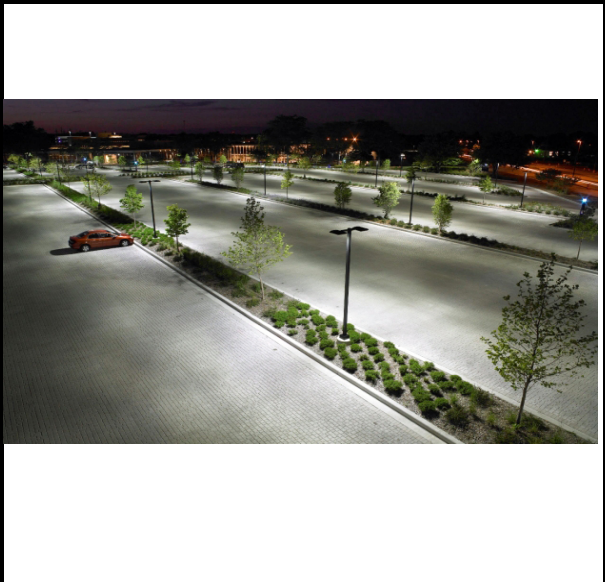
CRITICAL PROJECTS

(appendix continues on next page)



**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--|--|--|-------------------------------------|
| Project Title: | Civic Center Surface Parking Lot | | |
| Project Number: | 95025 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | Northwest corner of Hamner Ave and Premier Place | | |
| Description of Improvements: | This project will construct a surface parking lot to service the new Civic Center. | | |
| Justification or Significance of Improvement: | The new parking structure will support the anticipated increase in parking demand associated with the new Civic Center. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study <input type="checkbox"/> Design – Conceptual <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | N/A | | |
| City Council Goals & Objectives: | Priority 1, Target E, Goal A | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 300,000 |
| Property Acquisition ¹ | | | |
| Construction Contracts | \$ | | 3,450,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 3,750,000 |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Design-Build Start: Q3 2026 Estimated Completion: Q2 2028 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--|--|--|-------------------------------------|
| Project Title: | Civic Center Parking Structure | | |
| Project Number: | 95024 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | Southeast commercial quadrant of the Leal Master Plan | | |
| Description of Improvements: | This project will utilize a design-build approach, and the scope includes the construction of a multi-story underground parking structure that will serve the Civic Center and the future Downtown area. | | |
| Justification or Significance of Improvement: | The new parking structure will support the anticipated increase in parking demand associated with the new Civic Center. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study <input checked="" type="checkbox"/> Design – Conceptual <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | N/A | | |
| City Council Goals & Objectives: | Priority 1, Target E, Goal A | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 3,330,000 |
| Property Acquisition ¹ | \$ | | 2,400,000 |
| Construction Contracts | \$ | | 33,300,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 39,030,000 |
| Annual O&M | | | |
| Review and Comments: | ¹ Based on \$1,109,639 per acre (from the appraisal done for Lot 14 from DA; but the actual cost will be determined when an appraisal is done) | | |
| Tentative Schedule: | Design-Build Start: Q3 2026 Estimated Completion: TBD | | |





CITY OF EASTVALE CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET FY 2026/2027 to FY 2030/2031

| | | | |
|--------------------------|--|---|---|
| Project Title: | Civic Center Site Improvement | | |
| Project Number: | 95023 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |

Location: Southeast commercial quadrant of the Leal Master Plan

Description of Improvements: An approximately 2.8 acre City Park with an amphitheater and a central hardscape Civic Plaza and associated site work around the three buildings: City Hall, library, and police station.

Justification or Significance of Improvement:
Phase I of the Downtown Eastvale Project includes a City Hall, a library, a police station, arts and cultural spaces, a park and an amphitheater, and an open plaza. The Civic Center will be a community serving and welcoming place, space and destination where people can connect and prosper.

| | | | |
|--|--|--|--|
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
|--|--|--|--|

| | | |
|------------------------|---|---|
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/Deadlines: N/A

City Council Goals & Objectives: Priority 1, Target E, Goal A

| | | | |
|-----------------------------|--|---|-------------------------------------|
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
|-----------------------------|--|---|-------------------------------------|

| Project Cost Overview | |
|---------------------------------------|---|
| Project Phases/Task | Total Project Cost Estimates ⁵ |
| Architect & Eng Serv. | \$ 1,843,624 |
| Property Acquisition ¹ | \$ 1,109,808 |
| Construction Contracts ² | \$ 26,653,021 |
| Other Professional Serv. ³ | \$ 785,404 |
| Other Misc Expenses ⁴ | \$ 654,843 |
| Total Cost | \$ 31,046,700 |
| Annual O&M | |

Review and Comments:
¹Based on a development agreement appraisal of \$1,109,074 per acre
²includes estimated building construction cost and 10% contingency
³Includes project/consultant management, plan check, geotech,,
⁴Includes FF&E, AV System, and Alternatives
⁵Includes project cost estimates for Site Improvements including Park and Plaza
Tentative Schedule:
 Construction Start: Q3 2025
 Estimated Completion: Q2 2028





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|--|---|
| Project Title: | Public Works Yard Facility Project | | |
| Project Number: | 95017 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | 14821 & 14835 Chandler St | | |
| Description of Improvements: | This project will utilize a design-build approach. The project scope includes the construction of maintenance yard buildings with vehicle/equipment storage area, office spaces, washing bays, and rest areas and the site work. | | |
| Justification or Significance of Improvement : | The City is lacking appropriate space for storage of equipment, supplies, fleet garage, workshop space, crew break room. The City also needs to be prepared for the increased demand for services once the Civic Center, Civic Park, and Civic Plaza construction begins. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input checked="" type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | N/A | | |
| City Council Goals & Objectives: | Priority 1, Target E, Goal A | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 500,000 | |
| Property Acquisition | \$ | 1,250,000 | |
| Construction Contracts | \$ | 7,730,272 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 9,480,272 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q1 2027 Estimated Completion: Q1 2028 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--------------------------|--|---|---|
| Project Title: | Police Station | | |
| Project Number: | 95014 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |

Location: Southeast commerical quadrant of the Leal Master Plan

Description of Improvements: A design-bid-build project to construct a new Police Station, approximately 22,021 SF in size, located in the southeast commerical quadrant of the Leal Master Plan. The Police Station a two-story building with one level below grade secured parking.

Justification or Significance of Improvement : The new police station would serve as the City's law enforcement headquarters and will enhance the provision of law enforcement services for the City's current residents as well as or new development and population as the City continues to grow over future decades..The new police station would also house the City's Emergency Operations Center (EOC), which would serve as a central command-and-control facility for coordinating emergency response and recovery efforts during disasters and major emergencies.

| | |
|--|--|
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) |
| | <input type="checkbox"/> Essential (Start within 1 to 3 years) |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |

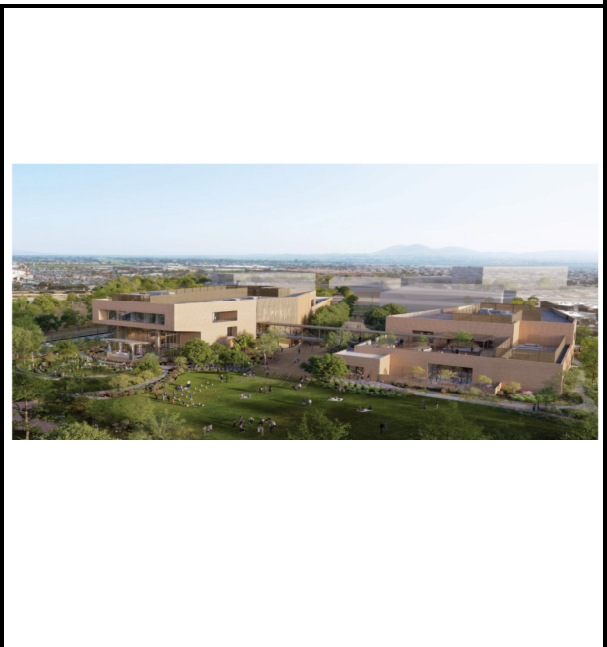
| | | |
|------------------------|---|---|
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/Deadlines:

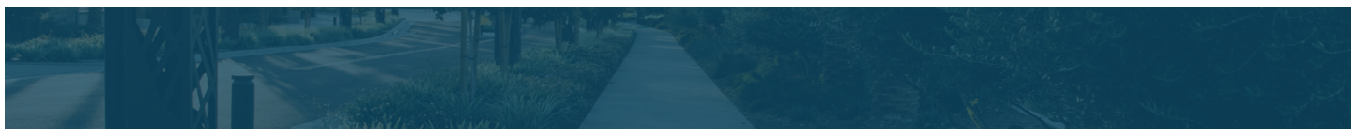
City Council Goals & Objectives: Priority 1, Target A, Goal A

| | | | |
|-----------------------------|--|---|-------------------------------------|
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
|-----------------------------|--|---|-------------------------------------|

| Project Cost Overview | |
|---------------------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. | \$ 3,101,867 |
| Property Acquisition ¹ | \$ 1,867,234 |
| Construction Contracts ² | \$ 44,843,263 |
| Other Professional Serv. ³ | \$ 2,291,090 |
| Other Misc Expenses ⁴ | \$ 1,912,753 |
| Total Cost | \$ 54,016,207 |
| Annual O&M | |




Review and Comments:
¹Based on a development agreement appraisal of \$1,109,074 per acre
²includes estimated building construction cost and 10% contingency
³Includes project/consultant management, plan check, geotech,,
⁴Includes FF&E, AV System, and Alternatives
Tentative Schedule:
 Construction Start: Q3 2025
 Estimated Completion: Q2 2028





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|---|
| Project Title: | Library | | |
| Project Number: | 95012 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Southeast commercial quadrant of the Leal Master Plan. | | |
| Description of Improvements: | A design-bid-build project to construct an approximately 25,599 SF Library located in the southeast commercial quadrant of the Leal Master Plan. The Library is a two-story building featuring book collection areas for all ages, group study rooms, activity spaces, offices, and an occupiable terrace. | | |
| Justification or Significance of Improvement : | The City's existing library is operated by a facility that is shared with a high school. The new facility would be the first true library in the City, which is currently underserved by its existing library facilities. The construction of a new Library is vital to fostering education, equality, community cohesion, and personal development. The library would accommodate a range of public programs and offer expanded access to equipment to increase public access to literacy and digital programs. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input checked="" type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | | <input type="checkbox"/> Annual Projects |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Priority 1, Target E, Goal A | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 2,778,473 |
| Property Acquisition ¹ | \$ | | 1,672,560 |
| Construction Contracts ² | \$ | | 40,168,002 |
| Other Professional Serv. ³ | \$ | | 2,077,007 |
| Other Misc Expenses ⁴ | \$ | | 2,856,611 |
| Total Cost | \$ | | 49,552,653 |
| Annual O&M | | | |
| Review and Comments: | <p>¹Based on a development agreement appraisal of \$1,109,074 per acre</p> <p>²includes estimated building construction cost and 10% contingency</p> <p>³Includes project/consultant management, plan check, geotech,,</p> <p>⁴Includes FF&E, AV System, and Alternatives</p> <p>Tentative Schedule: Construction Start: Q3 2025 Estimated Completion: Q2 2028</p> | | |
| |  | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--------------------------|--|---|---|
| Project Title: | City Hall | | |
| Project Number: | 95011 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |

Location: Southeast commercial quadrant of the Leal Master Plan

Description of Improvements: A design-bid-build project to construct an approximately 52,340 SF City Hall located in the southeast commercial quadrant of the Leal Master Plan. The City Hall is a three-story building that includes public counter spaces, an outdoor amphitheater, a council chamber that could be converted into a stage for performances, conference rooms, and office spaces.

Justification or Significance of Improvement:
Eastvale was incorporated in 2010, making it a relatively new city. Before incorporation, there was no City Hall in Eastvale. The construction of a new City Hall is essential to support government operations, offer services to the public, encourage civic engagement, and serve as a symbol of local governance.

| | | | |
|--|--|--|--|
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
|--|--|--|--|

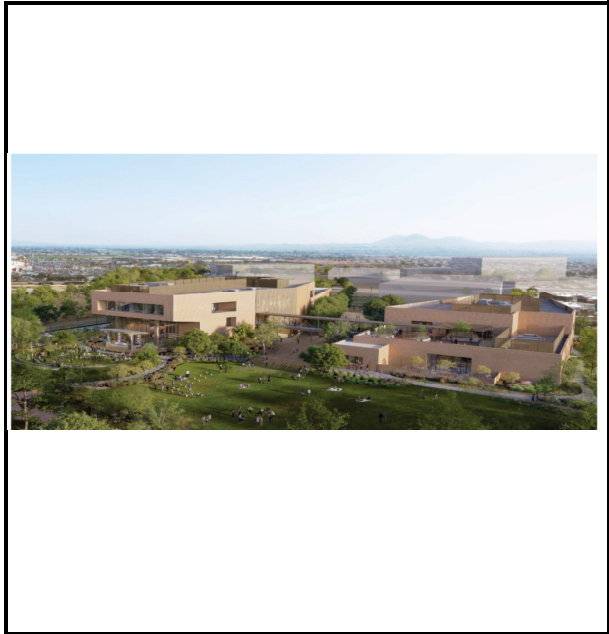
| | | |
|------------------------|---|---|
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/Deadlines:

City Council Goals & Objectives: Priority 1, Target E, Goal A

| | | | |
|-----------------------------|--|---|-------------------------------------|
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
|-----------------------------|--|---|-------------------------------------|

| Project Cost Overview | |
|---------------------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. | \$ 4,454,330 |
| Property Acquisition ¹ | \$ 2,681,377 |
| Construction Contracts ² | \$ 64,395,621 |
| Other Professional Serv. ³ | \$ 3,377,447 |
| Other Misc Expenses ⁴ | \$ 4,696,329 |
| Total Cost | \$ 79,605,104 |
| Annual O&M | |




Review and Comments:
¹Based on a development agreement appraisal of \$1,109,074 per acre
²includes estimated building construction cost and 10% contingency
³Includes project/consultant management, plan check, geotech,,
⁴Includes FF&E, AV System, and Alternatives
Tentative Schedule:
 Construction Start: Q3 2025
 Estimated Completion: Q2 2028





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

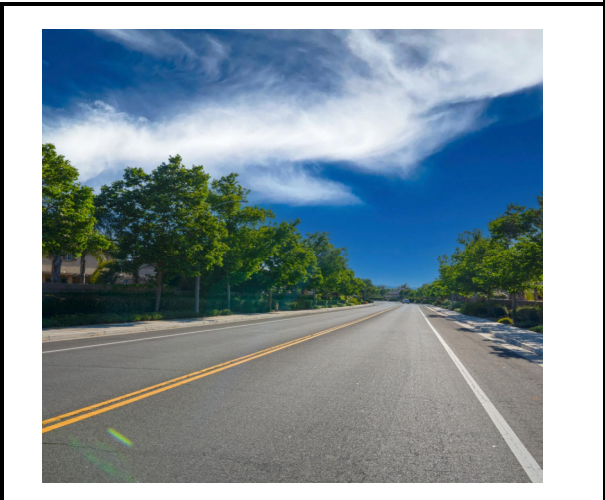
| | | | |
|---|--|--|--|
| Project Title: | Park Landscape Infill and Enhancement Project | | |
| Project Number: | 94016 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | This project will identify parkway areas where landscaping has been removed and not replaced, and infilling those areas with in-kind materials to restore and enhance aesthetics. | | |
| Justification or Significance of Improvement : | This project will address visible gaps in the parkway landscape that negatively impact the overall appearance and consistency of the area. By infilling these areas with in-kind materials, the project restores a cohesive and well-maintained streetscape that aligns with the original design intent. This not only enhances visual continuity and neighborhood character but also supports a more attractive and welcoming environment for residents and visitors. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input checked="" type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | N/A | | |
| City Council Goals & Objectives: | Priority 2, Target B, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 10,000 | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 250,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 260,000 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2026 Estimated Completion: Q2 2027 | | |
| |  | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

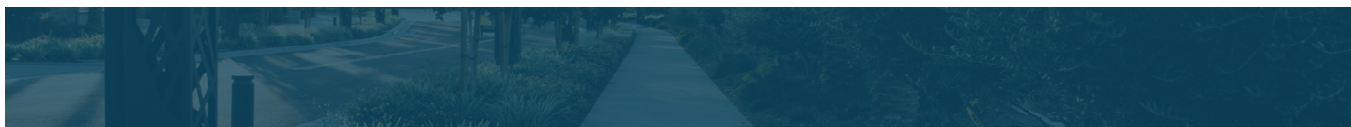
| | | | |
|---|--|--|--|
| Project Title: | Tree Management Plan and Installation Project | | |
| Project Number: | 94016 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | This project will develop a tree management plan for the City and implement it by planing new trees in the City's right of way to fill gaps and enhance overall beautification. | | |
| Justification or Significance of Improvement : | This project will address visible gaps in the parkway landscape that negatively impact the overall appearance and consistency of the area. By infilling these areas with in-kind materials, the project restores a cohesive and well-maintained streetscape that aligns with the original design intent. This not only enhances visual continuity and neighborhood character but also supports a more attractive and welcoming environment for residents and visitors. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input checked="" type="checkbox"/> Design – Conceptual | <input type="checkbox"/> | <input type="checkbox"/> Annual Projects |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/Deadlines: | N/A | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 20,000 |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 300,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 320,000 |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2026 Estimated Completion: Q2 2027 | | |





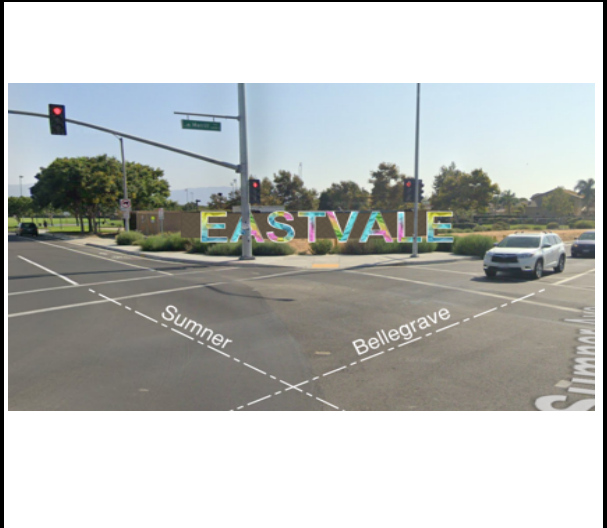
**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|--|
| Project Title: | Beautification Project at Sumner Ave and Bellegrave Ave | | |
| Project Number: | 94014 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave | | |
| Description of Improvements: | This project will include installation of landscaping and hardscape to beautify the gap that exists at the southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave. | | |
| Justification or Significance of Improvement : | Sumner Ave at Bellegrave Ave/Merrill Ave serves as a key entry point into the city, making it essential to enhance its appearance and create a welcoming atmosphere for both residents and visitors. This improvement will not only elevate the aesthetic appeal but also set a positive tone for all who enter our community. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | N/A | | |
| City Council Goals & Objectives: | Target B, Goal H | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 50,000 | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 650,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 700,000 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2026 Estimated Completion: Q1 2027 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|--|--|
| Project Title: | Citywide Branding: Entryway and Median Improvements | | |
| Project Number: | 94010 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Citywide Branding efforts including entryway median improvement, monument installation at various locations within the City, and various street beautification projects. | | |
| Justification or Significance of Improvement : | Although this project has been categorized as Essential in previous Five-Year CIP's, staff has been actively seeking opportunities to implement it in coordination with other improvement efforts, such as the median project at Cantu and River Road. With the acceptance of the Right-of-Way dedication at the corner of Sumner Avenue and Bellegrave Avenue, we are now ready to move forward with the design and installation of the Entryway City Branding Monument, in conjunction with the Beautification Project (Project No. 94014). | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | | |
| | <input type="checkbox"/> Essential (Start within 1 to 3 years) | | |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Priority 2, Target B, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 110,000 | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 1,100,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 1,210,000 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2026 Estimated Completion: Q1 2027 | | |
| |  | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

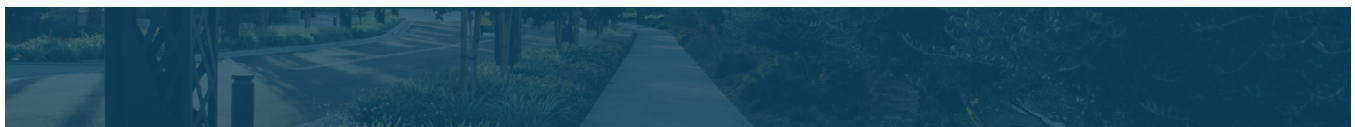
| | | | |
|---|--|--|--|
| Project Title: | Citywide Traffic Signal Synchronization - Phase 1 Arterials | | |
| Project Number: | 94006 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | This project will implement traffic signal synchronization along major arterials including Hamner Ave, Archibald Ave, and Schleiman Ave. | | |
| Description of Improvements: | 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 syncrhonization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer. | | |
| Justification or Significance of Improvement : | Synchronizing major corridors throughout the City has remained a high priority. WRCOG's recent Nexus Study highlighted and included the ITS improvements along these key corridors. Implementing this initiative will significantly enhance traffic flow and reduce travel times, delivering clear benefits to the public. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | | |
| | <input type="checkbox"/> Essential (Start within 1 to 3 years) | | |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | Transportation Uniform Mitigation Fee (TUMF) | | |
| City Council Goals & Objectives: | Target E, Goal D | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 1,000,000 | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 5,000,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 6,000,000 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2026 Estimated Completion: Q1 2027 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|--|
| Project Title: | Miscellaneous Traffic/Pedestrian Safety | | |
| Project Number: | 94005 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Miscellaneous design and construction to improve traffic safety for year-round traffic/safety needs. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | | |
| | <input type="checkbox"/> Essential (Start within 1 to 3 years) | | |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input checked="" type="checkbox"/> Annual Projects | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Priority 2, Target E, Goal F | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 50,000 |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 50,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 100,000 |
| Annual O&M | | | |
| Review and Comments: | This is an ongoing annual project. | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

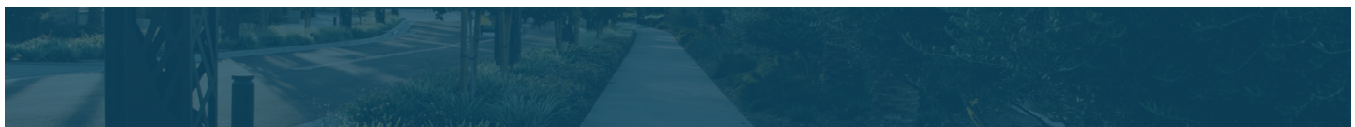
| | | | |
|---|--|--|--|
| Project Title: | Pavement Slurry Seal and Resurfacing Project | | |
| Project Number: | 94001 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Annual program to treat pavement on various residential streets throughout the City with slurry seal. This is an ongoing project and will be reappropriated each year as needed. | | |
| Justification or Significance of Improvement : | Preventative maintenance is a proactive strategy that helps City manage infrastructure responsibly, ensuring roads remain safe, functional, and cost-effective over time. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input checked="" type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | CalRecycle and RMRA (Road Maintenance and Rehabilitation Account) | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 1,500,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 1,500,000 |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|---|--|
| Project Title: | Hamner Utility Trench Repair | | |
| Project Number: | 93040 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> Street Improvements | | |
| Location: | Hamner Ave north of Schleisman Rd in front of Dollar Tree store | | |
| Description of Improvements: | This project will excavate and property backfill the existing trench line over the storm drain line along Hamner Ave in front of Dollar Tree store. | | |
| Justification or Significance of Improvement : | It is critical to address the settlement issues observed at the project location to ensure roadway safety and structural integrity of the roadway and to ensure its long-term performance. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | - | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 750,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 750,000 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2026 Estimated Completion: Q1 2027 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|---|--|
| Project Title: | Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave | | |
| Project Number: | 93039 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> Street Improvements | | |
| Location: | River Rd at Baron Dr, Cantu Galleano Rd between Hamner Ave and Goodman Way, and Archibald Ave between Corbin Dr and existing raised median to the north | | |
| Description of Improvements: | Install landscaped raised median to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. | | |
| Justification or Significance of Improvement : | Public Safety Needs to prevent illegal left turns and dangerous driving pattern. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Priority 2, Target E, Goal F | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ 200,000 | | |
| Property Acquisition | | | |
| Construction Contracts | \$ 2,200,000 | | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ 2,400,000 | | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q3 2025 Estimated Completion: Q3 2026 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|--|--|
| Project Title: | Limonite Gap Pedestrian Bridge | | |
| Project Number: | 93037 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> Street Improvements | | |
| Location: | Over Cucamonga Creek Channel, approximately 0.1 mil south of Limonite Ave. | | |
| Description of Improvements: | Design and construct a pedestrian bridge that is roughly 300 ft in length over Cucamonga Creek Channel to close the gap of pedestrian path that will ultimately extend to a 2.5-mile multiuse trail and connect with four parks through a non-motorized corridor. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | | |
| | <input type="checkbox"/> Essential (Start within 1 to 3 years) | | |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | Construction of this project was approved for CPFCDs (Community Project Funding/Congressionally Directed Spending) funding through the FY22-23 earmark process. Funding obligation deadline is September 30, 2026. | | |
| City Council Goals & Objectives: | Target E, Goal E | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 781,000 | |
| Property Acquisition | \$ | 500,000 | |
| Construction Contracts | \$ | 3,500,000 | |
| Other Professional Serv. | \$ | - | |
| Other Misc Expenses | \$ | - | |
| Total Cost | \$ | 4,781,000 | |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q4 2026 Estimated Completion: Q4 2027 | | |





CITY OF EASTVALE CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET FY 2026/2027 to FY 2030/2031

| | | | |
|--------------------------|--|---|--|
| Project Title: | Hellman Avenue Street Widening and Walters Pedestrian Bridge | | |
| Project Number: | 93034 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> Street Improvements | | |

Location: Hellman Ave between Chandler St. to Walters St.

Description of Improvements: 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.

Justification or Significance of Improvement :

| | | | |
|--|--|--|--|
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
|--|--|--|--|

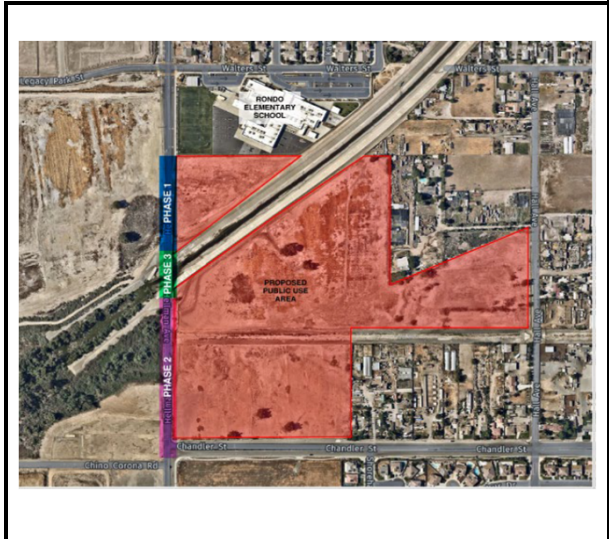
| | | |
|------------------------|--|--|
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation |
| | <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/ Deadlines: Transportation Uniform Mitigation Fee (TUMF)

City Council Goals & Objectives: Priority 2, Target E, Goal F

| | | | |
|-----------------------------|--|---|-------------------------------------|
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
|-----------------------------|--|---|-------------------------------------|

| Project Cost Overview | |
|--------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. | \$ 2,000,000 |
| Property Acquisition | \$ 15,000,000 |
| Construction Contracts | \$ 8,500,000 |
| Other Professional Serv. | |
| Other Misc Expenses | |
| Total Cost | \$ 25,500,000 |
| Annual O&M | |



Review and Comments: None

Tentative Schedule:
 Construction Start: TBD (pending TUMF construction budget allocation)
 Estimated Completion: TBD (pending TUMF construction budget allocation)





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

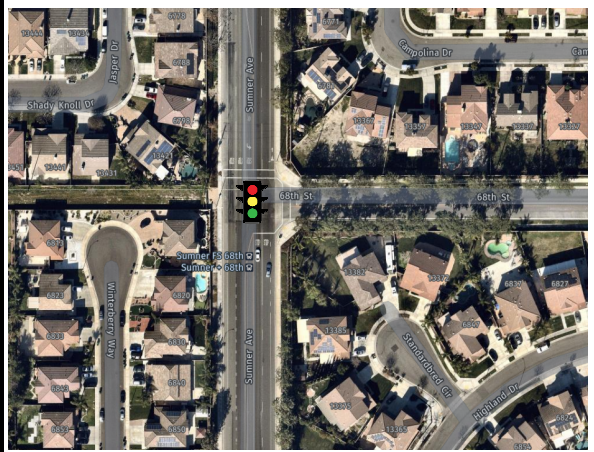
| | | | |
|---|--|--|--|
| Project Title: | Annual Overlay | | |
| Project Number: | 93018 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Annual asphalt concrete overlay or micro-resurfacing treatment on various streets according to the approved Pavement Management Plan. The contractor for construction will be selected by a bidding procedure. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Annual Projects | |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 3,250,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 3,250,000 |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--|---|--|--|
| Project Title: | Traffic Signal Improvement at Sumner Ave and 68th St | | |
| Project Number: | 92021 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | At the intersection of Sumner Ave and 68th St | | |
| Description of Improvements: | Design and install traffic signals at the intersection of Sumner Ave and 68th Street | | |
| Justification or Significance of Improvement: | This project will improve vehicular and pedestrian safety and also allow for future opportunity to synchronize the Sumner Ave corridor. City Council directed the staff to commence the process for signaling this intersection at April 10, 2024, meeting. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> | <input type="checkbox"/> Annual Projects |
| | <input checked="" type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/Deadlines: | Highway Safety Improvements Program (HSIP) Cycle 12 | | |
| City Council Goals & Objectives: | Target E, Goal D | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 87,000 |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 634,800 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 721,800 |
| Annual O&M | | | |
| Review and Comments: | None | | |
| Tentative Schedule: | Construction Start: Q4 2026 Estimated Completion: Q3 2027 | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|--|--|
| Project Title: | Traffic Sign Inventory and Replacement | | |
| Project Number: | 92001 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | The City of Eastvale owns and maintains approximately 8,210 traffic signs throughout the city. Signs that are missing, weathered, faded, or non-compliant will be replaced. One key compliance measure is retroreflectivity, a standard established to enhance nighttime driving safety. Approximately 2,160 signs have been scanned, with 821 failing to meet retroreflectivity standards. The remaining signs will be scanned while the failed ones are replaced. Additionally, the typical lifecycle of traffic signs is 10 years. This is an ongoing project and will be reappropriated annually as needed. | | |
| Justification or Significance of Improvement : | Traffic signs are vital sources of information that communicate traffic control rules, warnings, and provide the necessary guidance that roadway users need to safely and efficiently navigate. | | |
| Project Priority within CIP Category: | <input checked="" type="checkbox"/> Critical (Start within a year) | <input type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Design – Engineering |
| | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation | <input checked="" type="checkbox"/> Annual Projects |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 107,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 107,000 |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |



APPENDIX B

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

ESSENTIAL PROJECTS

(appendix continues on next page)

**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--------------------------|---|--|--|
| Project Title: | Citrus Reimagined Project | | |
| Project Number: | 95022 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment | |

Location: 13200 Citrus St., Eastvale CA

Description of Improvements: In consistence with 2040 Eastvale General Plan, this project is envisioning to transform the 22-acre City owned lot into a community gathering hub that include a 15,000 sf indoor aquatic center, a 20,000 sf to 25,000 sf community center, an event center repurposed from an old residential property, an outdoor amphitheater, park spaces, pickleball courts, dog parks, a skate park, picnic areas, and a Sana Ana River education pond and pier.

Justification or Significance of Improvement: This project is consistent with the adopted 2040 Eastvale General Plan. This project will directly benefit the health and wellbeing of the residents and its visitors.

| | |
|--|--|
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
|--|--|

| | | |
|------------------------|--|--|
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study <input type="checkbox"/> Design – Conceptual <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects |
|------------------------|--|--|

Special Funding Milestones/Deadlines:

City Council Goals & Objectives: Priority 1, Target E, Goal B

| | |
|-----------------------------|--|
| Funding Information: | <input type="checkbox"/> Fully Funded <input type="checkbox"/> Partially Funded <input checked="" type="checkbox"/> No Funding |
|-----------------------------|--|

| Project Cost Overview | |
|---------------------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. ¹ | \$ 6,560,000 |
| Property Acquisition | \$ - |
| Construction Contracts ² | \$ 82,000,000 |
| Other Professional Serv. ³ | \$ 12,300,000 |
| Other Misc Expenses | \$ 4,100,000 |
| Total Cost | \$ 104,960,000 |
| Annual O&M | |

Review and Comments:
¹18% of the total construction cost
²Based on \$40/ft for site improvements and \$1,000/sf for building construction
³15% of the total construction cost
⁴5% of the total construction cost






CITY OF EASTVALE CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET FY 2026/2027 to FY 2030/2031

| | | | |
|---|---|--|--|
| Project Title: | OCPW Land Use - Grand Park | | |
| Project Number: | 95020 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | Area near Hellman Avenue south of Walters St. | | |
| Description of Improvements: | OCPW owns a floodplain area near Hellman Avenue, south of Walters Street. The city is requesting land use approval from OCPW to develop a passive park on approximately 200-acre lot. The Grand Park will exhibit Conservation Areas, Picnic Areas, Recreation Areas, and a Visitor Center. | | |
| Justification or Significance of Improvement : | Encompassing a variety of restored ecosystems, community spaces and recreation opportunities Eastvale Grand Park will play a role in transforming quality of life for Eastvale residents. | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study <input type="checkbox"/> Design – Conceptual <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Priority 1, Target E, Goal B | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input checked="" type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. ¹ | \$ | | 12,000,000 |
| Property Acquisition | | | |
| Construction Contracts ² | \$ | | 150,000,000 |
| Other Professional Serv. ³ | \$ | | 22,500,000 |
| Other Misc Expenses | \$ | | 7,500,000 |
| Total Cost | \$ | | 192,000,000 |
| Annual O&M | | | |
| Review and Comments: | ¹ 8% of the total construction cost ² Based on \$750k/acre (\$18/sf) from JCSD park fee ³ 15% of the total construction cost ⁴ 5% of the total construction cost | | |
| | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

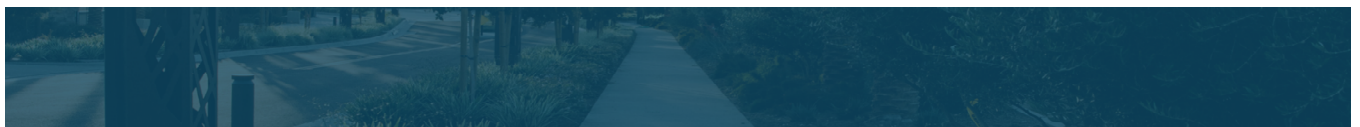
| | | | |
|---|--|--|---|
| Project Title: | Fire Medic Squad Replacement | | |
| Project Number: | 95016 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | N/A | | |
| Description of Improvements: | Replacement funding for the City's two Fire Medic Units (Ambulances), Ford F-250 trucks with service body modifications, cabinets, etc. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input checked="" type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Target A, Goal F | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 800,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 800,000 | |
| Annual O&M | | | |
| Review and Comments: | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|---|---|
| Project Title: | Fire Truck Purchase | | |
| Project Number: | 95015 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | N/A | | |
| Description of Improvements: | Purchase of additional fire truck for the new third fire station at Scholar Way and 58th Street to provide more efficient, effective emergency services to the residents. The truck will either be a tractor-drawn or a rear-mount "Quint" style truck (rear-mount style is illustrated below). | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input checked="" type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | | <input type="checkbox"/> Annual Projects |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target A, Goal F | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 2,700,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 2,700,000 |
| Annual O&M | | | |
| Review and Comments: | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|---|
| Project Title: | Fire Station | | |
| Project Number: | 95013 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input checked="" type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Southeast commerical quadrant of the Leal Master Plan | | |
| Description of Improvements: | A design build project to construct a Fire Station located in the southeast commerical quadrant of the Leal Master Plan. The project scope includes 12,000 square feet facility and site improvements. | | |
| Justification or Significance of Improvement : | The Fire Station (to be operated by the Riverside County/CalFIRE) will provide service to the northern portion of the City of Eastvale within proximity to the Downtown Leal Project and also provide immediate response to the commercial retail/industrial/logistics corridor north of Bellegrave, along and across the I-15 Interstate corridor, as well as the residential neighborhoods and commercial retail/industrial along the Limonite corridor from Hellman to I-15 Interstate. | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Priority 1, Target E, Goal A | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input checked="" type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 1,021,245 | |
| Property Acquisition ¹ | \$ | 1,352,650 | |
| Construction Contracts ² | \$ | 14,763,994 | |
| Other Professional Serv. ³ | \$ | 752,855 | |
| Other Misc Expenses ⁴ | \$ | 952,624 | |
| Total Cost | \$ | 18,843,368 | |
| Annual O&M | | | |
| Review and Comments: | ¹ Based on a development agreement appraisal of \$1,109,639 per acre ² Includes estimated building construction cost and 10% contingency based on the construction unit cost per sq ft of the City Hall (95011) ³ Includes project/consultant management, plan check, and geotech ⁴ Includes FF&E and AV System | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--------------------------|--|--|--|
| Project Title: | Smart City Masterplan | | |
| Project Number: | 94011 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |

Location: Citywide

Description of Improvements: Develop a feasibility study and master plan for Smart City initiatives to support the pursuit of grant opportunities for construction outlined in the master plan. The feasibility study will define the scope of work, including areas of interest for fiber optic infrastructure, public Wi-Fi, and other related components.

Justification or Significance of Improvement :

| | | | |
|--|---|---|--|
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
|--|---|---|--|

| | | |
|------------------------|---|--|
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/ Deadlines:

City Council Goals & Objectives: Priority 3, Target F, Goal A and B

| | | | |
|-----------------------------|---------------------------------------|--|-------------------------------------|
| Funding Information: | <input type="checkbox"/> Fully Funded | <input checked="" type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
|-----------------------------|---------------------------------------|--|-------------------------------------|

| Project Cost Overview | |
|--------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. | \$ 150,000 |
| Property Acquisition | |
| Construction Contracts | \$ 7,000,000 |
| Other Professional Serv. | |
| Other Misc Expenses | |
| Total Cost | \$ 7,150,000 |
| Annual O&M | |



Review and Comments:





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|--|--|
| Project Title: | Citywide Traffic Signal Synchronization - Phase 2 Collectors | | |
| Project Number: | 94007 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | 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. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input checked="" type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal D | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input checked="" type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | 500,000 | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 1,500,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 2,000,000 | |
| Annual O&M | | | |
| Review and Comments: | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|---|--|
| Project Title: | Street Maintenance: Pot Holes, Deep Patch and Crack Seal | | |
| Project Number: | 94004 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input checked="" type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Annual program to provide pavement preventative treatment on arterial streets by crack sealing, repairing pot holes and deep patching in difficult locations. This is an ongoing project and will be reappropriated each year as needed. The contractor will be selected by a bidding procedure as needed. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Annual Projects | |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 50,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 50,000 |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

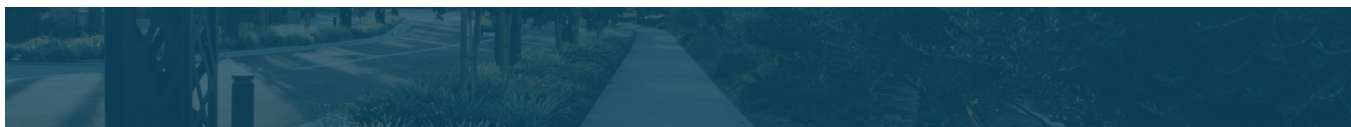
| | | | |
|---|---|---|--|
| Project Title: | Streetlight Installation Project | | |
| Project Number: | 93036 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Project scope includes design and installation of new streetlights to enhance lighting and safety and retrofit existing light fixture to LED. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | | <input checked="" type="checkbox"/> Annual Projects |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal C | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 25,000 |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 25,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 50,000 |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|-------------------------------------|
| Project Title: | Schleisman Road Mobility, Safety and Connectivity Project | | |
| Project Number: | 93027 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input type="checkbox"/> Roadway Safety/Traffic Improvements <input checked="" type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | Schleisman Road between Hamner Avenue and Sumner Avenue | | |
| Description of Improvements: | Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities Class I trail/pathways in existing roadway to enhance mobility, safety and connectivity. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study <input type="checkbox"/> Design – Conceptual <input checked="" type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal E | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input checked="" type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 1,000,000 |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 10,000,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 11,000,000 |
| Annual O&M | | | |
| Review and Comments: | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--------------------------|---|---|--|
| Project Title: | Hamner Avenue Beautification Project | | |
| Project Number: | 92020 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |

Location: Hamner Avenue between 65th Street and Schleisman Road

Description of Improvements: Design and install landscape median along Hamner Avenue between 65th Street and Schleisman Road to close the gap of landscape median long Hamner Avenue within the City limits. The project is estimated to start after Hamner Avenue Traffic Signal is synchronized (Project #94007).

Justification or Significance of Improvement :

| | |
|--|---|
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) |
| | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |

| | | |
|------------------------|---|--|
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/Deadlines:

City Council Goals & Objectives: Target E, Goal A

| | | | |
|-----------------------------|---------------------------------------|--|-------------------------------------|
| Funding Information: | <input type="checkbox"/> Fully Funded | <input checked="" type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
|-----------------------------|---------------------------------------|--|-------------------------------------|

| Project Cost Overview | |
|--------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. | \$ 200,000 |
| Property Acquisition | |
| Construction Contracts | \$ 1,800,000 |
| Other Professional Serv. | |
| Other Misc Expenses | |
| Total Cost | \$ 2,000,000 |
| Annual O&M | |

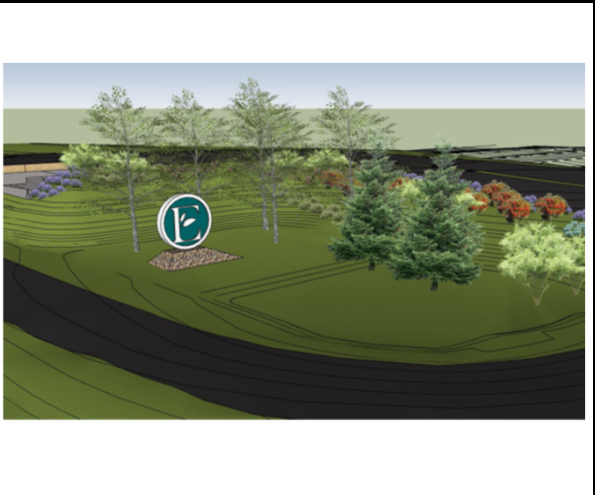
Review and Comments:





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|-------------------------------------|
| Project Title: | Cantu Gallano Ranch Interchange Gateway Feature | | |
| Project Number: | 92013 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | I-15/Cantu Galleano Ranch Interchange | | |
| Description of Improvements: | Design and construction of an iconic and memorable gateway feature at I-15 Cantu Galleano Ranch Interchange to brand Eastvale and welcome visitors and residents into the City. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) <input type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study <input checked="" type="checkbox"/> Design – Conceptual <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Priority 2, Target B, Goal C | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input checked="" type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 85,000 |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 350,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 435,000 |
| Annual O&M | | | |
| Review and Comments: | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--------------------------|---|---|--|
| Project Title: | Improvement of Bike Network Connectivity | | |
| Project Number: | 92012 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |

Location: Scholar Way and Harrison Avenue

Description of Improvements: Design and construction of nearly 5 miles of Class I trails running along Scholar Way and Harrison Avenue, utilizing excess right-of-way rather than impacting vehicle circulation/travel lanes. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River trail connecting to schools, parks, retail and neighborhoods. The project construction documents have been developed with a budget that is partially funded by ATP. Funding/grant opportunities are to be identified to fund the construction and successfully deliver the project.

Justification or Significance of Improvement :

| | |
|--|---|
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) |
| | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) |
| | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |

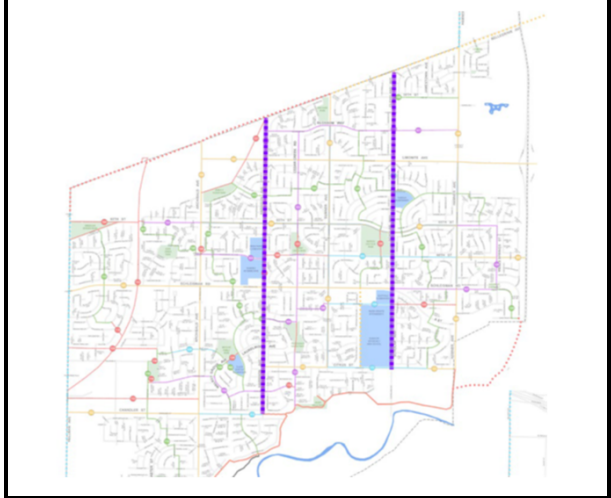
| | | |
|------------------------|---|---|
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress |
| | <input type="checkbox"/> Design – Conceptual | <input checked="" type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> Annual Projects |

Special Funding Milestones/

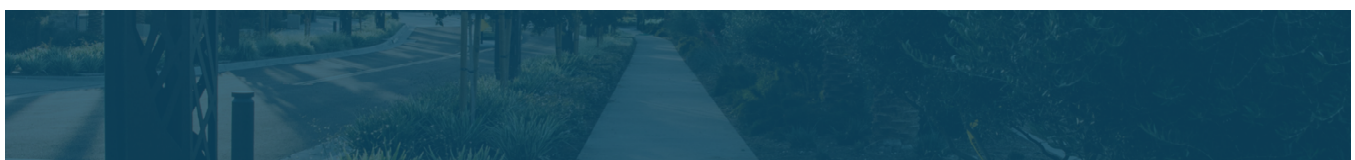
City Council Goals & Objectives: Target E, Goal E

| | | | |
|-----------------------------|---------------------------------------|---|--|
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input checked="" type="checkbox"/> No Funding |
|-----------------------------|---------------------------------------|---|--|

| Project Cost Overview | |
|--------------------------|------------------------------|
| Project Phases/Task | Total Project Cost Estimates |
| Architect & Eng Serv. | \$ 1,750,000 |
| Property Acquisition | |
| Construction Contracts | \$ 25,000,000 |
| Other Professional Serv. | \$ 2,500,000 |
| Other Misc Expenses | |
| Total Cost | \$ 29,250,000 |
| Annual O&M | |



Review and Comments:





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|---|--|
| Project Title: | Citywide Americans with Disabilities Act Improvement Project | | |
| Project Number: | 91010 | | |
| Project Category: | <input checked="" type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Annual program to provide improvements focusing on Americans with Disabilities Act (ADA) accessibility, including curb ramps, sidewalks and public facilities throughout the City as identified in the Transition Plan that was adopted in 2024. This is an ongoing project and will be reappropriated each year as needed. | | |
| Justification or Significance of Improvement : | Beyond legal obligations, the City is dedicated to creating a more inclusive, accessible, and equitable environment for all individuals through ADA improvement projects. | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) | <input checked="" type="checkbox"/> Essential (Start within 1 to 3 years) | <input type="checkbox"/> Desirable (Start within 3 to 5 years) |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | <input type="checkbox"/> Under Construction/Implementation |
| | <input type="checkbox"/> Design – Conceptual | | <input checked="" type="checkbox"/> Annual Projects |
| | <input type="checkbox"/> Design – Engineering | | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target D, Goal D | | |
| Funding Information: | <input checked="" type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | 250,000 | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | 250,000 | |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |



APPENDIX C

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

DESIRABLE PROJECTS

(appendix continues on next page)




**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|---|--|-------------------------------------|
| Project Title: | Orchard Park to American Heroes Park Trail | | |
| Project Number: | 92018 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | Bellegrave Ave. from Orchard Park to American Heros | | |
| Description of Improvements: | Design and install trail along Bellegrave from Orchard Park to American Heros. Cost estimate is to be determined until the right-of-way acquisition process is completed and feasibility study and preliminary concepts have been determined. City will pursue grant opportunities. General fund is to be used for preliminary feasibility studies. Measure A will be used as local match to future grant(s). | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input checked="" type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study <input type="checkbox"/> Design – Conceptual <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/ Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal E | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 100,000 |
| Property Acquisition | | | |
| Construction Contracts | | | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 100,000 |
| Annual O&M | | | |
| Review and Comments: | | | |
| Total Project Cost Estimates include staff time only. | | | |
| | | | |






**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|--|--|--|-------------------------------------|
| Project Title: | Roadway Vision | | |
| Project Number: | 92014 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements <input type="checkbox"/> Street Improvements | <input type="checkbox"/> Citywide Maintenance Program <input type="checkbox"/> Land, Buildings, Facilities & Equipment | |
| Location: | Citywide | | |
| Description of Improvements: | Conceptual design of trails and/or linear parks within the existing City roadways where there are more than sufficient space to provide safe drive lanes and dedicated space for people to bike and walk. This project includes landscape architectural trail design on all major arterials and collectors. This project will recommence after City completes the design of Improvement of Trail Network Connectivity (Project #92012), Schleisman Trail (Project# 93027), Alternate Drainage Water Quality (Project #93031) and General Plan (Project #94008) to define the City's vision and goal of trails and/or linear parks. | | |
| Justification or Significance of Improvement : | | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) <input type="checkbox"/> Essential (Start within 1 to 3 years) <input checked="" type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input checked="" type="checkbox"/> Feasibility Study <input type="checkbox"/> Design – Conceptual <input type="checkbox"/> Design – Engineering | <input type="checkbox"/> In Progress <input type="checkbox"/> Under Construction/Implementation <input type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal E | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | \$ | | 15,000 |
| Property Acquisition | | | |
| Construction Contracts | | | |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 15,000 |
| Annual O&M | | | |
| Review and Comments: | Total Project Cost Estimates include staff time only. | | |
|  | | | |





**CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2026/2027 to FY 2030/2031**

| | | | |
|---|--|--|--|
| Project Title: | Traffic Signal Battery Backup Systems | | |
| Project Number: | 92011 | | |
| Project Category: | <input type="checkbox"/> Accessibility Improvements Program | <input type="checkbox"/> Citywide Maintenance Program | <input type="checkbox"/> Land, Buildings, Facilities & Equipment |
| | <input checked="" type="checkbox"/> Roadway Safety/Traffic Improvements | <input type="checkbox"/> | |
| | <input type="checkbox"/> Street Improvements | | |
| Location: | Citywide | | |
| Description of Improvements: | Eastvale has approximately 77 traffic signals throughout the City, 56 solely maintained by the City and 21 shared by other jurisdictions. Each Battery cell cost roughly about \$250, and depending on the type of the battery backup system, some intersections use 4 batteries, and some use 6 batteries. A complete new system is approximately \$7,000. A backup system for signals greatly improve traffic safety during power outages. This is an ongoing project. | | |
| Justification or Significance of Improvement : | A backup system for signals greatly improve traffic safety during power outages. | | |
| Project Priority within CIP Category: | <input type="checkbox"/> Critical (Start within a year) | | |
| | <input type="checkbox"/> Essential (Start within 1 to 3 years) | | |
| | <input checked="" type="checkbox"/> Desirable (Start within 3 to 5 years) | | |
| Project Status: | <input type="checkbox"/> Feasibility Study | <input type="checkbox"/> In Progress | |
| | <input type="checkbox"/> Design – Conceptual | <input type="checkbox"/> Under Construction/Implementation | |
| | <input type="checkbox"/> Design – Engineering | <input checked="" type="checkbox"/> Annual Projects | |
| Special Funding Milestones/Deadlines: | | | |
| City Council Goals & Objectives: | Target E, Goal D | | |
| Funding Information: | <input type="checkbox"/> Fully Funded | <input type="checkbox"/> Partially Funded | <input type="checkbox"/> No Funding |
| Project Cost Overview | | | |
| Project Phases/Task | Total Project Cost Estimates | | |
| Architect & Eng Serv. | | | |
| Property Acquisition | | | |
| Construction Contracts | \$ | | 25,000 |
| Other Professional Serv. | | | |
| Other Misc Expenses | | | |
| Total Cost | \$ | | 25,000 |
| Annual O&M | | | |
| Review and Comments: | This is an annual project. | | |
| |  | | |





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This is the proof of your ad scheduled to run in **The Press-Enterprise** on the dates indicated below.
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Notice ID: 2IOMXSmGyaQMr5NI9grl | **Proof Updated: Jun. 03, 2026 at 11:38am PDT**
Notice Name: PC 061726 - CIP FY 26/27 - 30/21

See Proof on Next Page

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**CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR THE ADOPTION OF A FIVE-YEAR CAPITAL IMPROVEMENT
PLAN FOR FISCAL YEARS 2026/2027-2030/2031**

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, June 17, 2026**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **the Adoption of a Five-Year Capital Improvement Plan for Fiscal Years 2026/2027 through 2030/2031**.

PROJECT DESCRIPTION: The Capital Improvement Plan (CIP) is a planning document used by the City to identify capital improvement needs and to coordinate funding and timing of those needs based on City Council's direction and anticipated funding availability. The CIP includes projects that have been identified as funded, and partially funded for Fiscal Years (FYs) 2026/2027 through 2030/2031 as well as projects anticipated through the build-out of the City.

ENVIRONMENTAL: Adoption of the resolution is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project.

Any person may submit written comments prior to the public hearing 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 Yurhi Chol, at ychol@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 Public Works Department no later than Wednesday, June 17, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Yurhi Chol at (951) 703-4461 or ychol@eastvaleca.gov.
The Press-Enterprise
Published: 6/7/26



AGENDA STAFF REPORT

Planning Commission Meeting

PUBLIC HEARINGS

Agenda Item No. 8.2

June 17, 2026

PLN25-20086 Tentative Tract Map 38596 and PLN25-20087 Major Development Review for Overall Phase C of the Eastvale Square Development – Risewell Homes (CONTINUANCE)

Prepared By:

Jamie K. Cerda, AICP, Principal Planner

Recommended Action(s)

Staff recommends that the Planning Commission continue this item to the August 19, 2026, Planning Commission meeting.

Summary

The applicant is requesting that the Planning Commission continue this item to the August 19, 2026, Planning Commission meeting.

Background

A public hearing was scheduled for the May 20, 2026, Planning Commission meeting related to the applicant's request for approval of the following applications:

1. Tentative Tract Map 38596 (PLN25-20086) a request to subdivide 44.46 acres into 73 buildable lots and 12 lettered lots for condominium, multi-family residential, open space, civic, and public right-of-way purposes, subject to the recommended conditions of approval;
2. Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase C of Risewell Homes' master development project, subject to the recommended conditions of approval; and

3. Find the project (PLN25-20086-87) consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162.

On November 3, 2025, the applicant (Risewell Homes, formerly The New Home Company) submitted the above applications to subdivide and develop 44.46 acres of property located at the southeast corner of 58th Street and Scholar Street into 73 buildable lots and 12 lettered lots for condominium, multi-family residential, open space, civic, and public right-of-way purposes. In addition to Tentative Tract Map 38596, the applicant submitted an application for a Major Development Review (MDR) to facilitate the development of Tentative Tract Map 38596 (Phase C). The MDR consists of the overall site planning, landscaping, and open space amenities within Phase C of the Risewell Homes development project.

On May 14, 2026, staff requested a continuance to the June 17, 2026, Planning Commission meeting to grant staff and the applicant additional time to work through mutually agreed upon conditions of approval.

On June 9, 2026, staff received a request from the applicant (Attachment 1) for a continuance to the August 19, 2026, Planning Commission meeting. The intent is to process the above noted requests with the entitlement reviews associated with the residential units proposed under Tentative Tract Map 38596.

Environmental

The California Environmental Quality Act (CEQA) does not apply to the applicant's request to continue this item to the Planning Commission meeting of June 17, 2026, as this action will not have an effect on the environment.

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

Diversify the housing stock with more options.

Fiscal Impact

Processing the proposed applications will have little to no fiscal impact on the City as the project is funded by the applicant.

Prior City Council/Commission Action

With the adoption of the first Eastvale General Plan in 2012, the City Council designated the Leal property as a future planning area, with a vision of a mix of retail, residential, and civic uses. In 2013, City Council authorized the preparation of the Leal Master Plan (LMP) and Environmental Impact Report.

On December 13, 2017, with the completion of the Final Environmental Impact Report, City Council acted to certify the Final Program Environmental Impact Report (PEIR) and amend the Land Use Element of the Eastvale General Plan to reflect the Leal Master Plan, adopt the Leal Master Plan, and amend the Zoning Map to rezone the Leal Master Plan area to "Leal Master Plan."

A special joint workshop between the Planning Commission and City Council was held on March 16, 2022, to discuss proposed amendments to the Leal Master Plan and an Addendum to the certified PEIR. Then after the recommendation of the Planning Commission on April 25, 2022, the City Council at their regularly scheduled May 11, 2022 meeting, adopted an Addendum to the Certified PEIR, an amendment to the Leal Master Plan, establish a project-wide Land Use, Circulation, and Infrastructure Plan, determine project-wide development standards, design guidelines, and site characteristics, approve Tentative Tract Map (TTM 38290) for the creation of 14 developable lots, 19 lots for infrastructure purposes, trails, and open space, approve a Major Development Plan Review to facilitate the development of 2,500 residential units and 595,000 square feet of commercial development including a hotel, civic center (City Hall, Library, Police Station) and a Fire Station as well as approved a Development Agreement between the City and The New Home Company.

On April 20, 2022, the City Council adopted the 2021-2029 Housing Element which designated a maximum of 2,500 residential units within the Leal Master Plan with a maximum density of 40 dwelling units per acre. The total Regional Housing Needs Allocation (RHNA) for Eastvale was 3028 housing units.

On October 18, 2023, the Planning Commission approved a request by the applicant to further subdivide 69.8 acres of TTM 38290 (Phase A) to create 65 buildable lots and 19 lettered lots for condominium, multi-family residential, commercial, civic, open space, and public right-of-way purposes (B map). In addition, the Planning Commission approved MDR requests for the Eastvale Square residential communities PA 1, PA 6, PA 7A, PA 8 along with the overall site and landscape design of the public spaces within Phase A of Eastvale Square.

On March 27, 2024, City Council adopted the Downtown Policy Area as part of the Eastvale 2040 General Plan. The Downtown West Policy Area is part of a 153-acre area along Limonite Avenue that is envisioned as the centerpiece of Eastvale's future downtown. The property is located at the northwest intersection of Limonite and Hamner Avenues, encompassing the Leal Master Plan and more specifically, Phase B of the Leal Master Plan. The Policy Area is intended to provide for a range of housing, retail, restaurants, hospitality, entertainment, and civic uses in a walkable urban environment with a residential density of 20.1 to 40 dwelling units per acre.

On February 19, 2025, the Planning Commission approved an application to subdivide 39.15 acres of TTM 38290 (Phase B) to create 36 buildable lots and 8 lettered lots for condominium, multi-family residential, commercial, open space, and public right-of-way purposes (B map).

On April 16, 2025, the Planning commission approved the applicant's MDR requests for the Eastvale Square residential communities PA9, PA 11A, PA 11B, and PA 11C along with the overall site and landscape design of the public spaces within Phase B of the Eastvale Square (TTM 38595).

Lastly, on May 20, 2026, at the request of staff, the Planning Commission opened a public hearing regarding the application for Tentative Tract Map 38596 and MDR application to facilitate the development of Tentative Tract Map 38596 (Phase C) and continued the item until the June 17, 2026, Planning Commission.

Attachment(s)

[Attachment 1 - Continuance Request](#)

From: [Brenda Bischak](#)
To: [Jamie Cerda](#)
Subject: Eastvale Square Phase C - Planning Commission Hearing
Date: Tuesday, June 9, 2026 2:36:23 PM
Attachments: [image348359.png](#)
[image079026.png](#)
[image436620.png](#)
[image375962.png](#)
[image182017.png](#)

External Sender - From: (Brenda Bischak
<bbischak@risewellhomes.com>)

This message came from outside your organization.

Hi Jamie, please consider this to be a formal request from The New Home Company to delay the Planning Commission Hearing on the Eastvale Square PH C Planning Cases until the August Planning Commission hearing. Thank you in advance for your cooperation with this matter.



Brenda Bischak
Senior Project Manager
18300 Von Karman Avenue, Suite 1000
Irvine, CA 92612
Office: 949-783-9986
Cell: 323-337-3544
RisewellHomes.com

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