



CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Wednesday, October 21, 2020
Regular Planning Commission Meeting: 6:00 PM
See Meeting Instructions Below

City Commissioners

Josh Lee, Chair
Andrea Hove, Vice Chair
Daryl Charlson, Commissioner
Houston Laney, Commissioner
Larry Oblea, 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.

Per City Council action on May 27, 2020, the City Council Chamber is now open to the public in a limited capacity. Those who attend the meeting in person will have to social distance from others and only a limited amount of people will be permitted in the Council Chamber at the same time. Members of the public who wish to observe the meeting and/or make public comment may also do so by logging into GoTo Webinar at the above stated date and time. Information on how to participate via GoToWebinar and call in instructions can be found using the following link <https://bit.ly/2XZfZUS>

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting by GoTo Webinar platform and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov or utilize the "raise your hand" function in GoToWebinar to speak at the meeting. 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 after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (951) 361-0900.

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

5.1. Eastvale 2040 Update

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, Deputy City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission approve the Planning Commission meeting minutes from the regular meeting on July 15, 2020.

7.2. Planning Department Update

Submitted by: Gina Gibson-Williams, Community Development Director

RECOMMENDED ACTION(S):

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

7.3. Public Works Department Update

Submitted by: Gina Gibson-Williams, Community Development Director

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. [PLN20-20045– Conditional Use Permit to Sell Alcoholic Beverages at 12768 Limonite Ave. Suite No. 101](#)

Submitted by: Gina Gibson-Williams, Community Development Director

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission take the following actions:

1. Find the project exempt from the California Environmental Quality Act (Class 1: Existing Facilities - Section 15301); and
2. Approve a Conditional Use Permit (PLN20-20045) for the on-site sale of beer, wine, and distilled spirits in conjunction with an existing restaurant (Jinya Ramen), based on the findings of this report and subject to the conditions of approval.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Tuesday, November 17, 2020, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

We champion experiences that *engage, excite, and elevate* our comm**UNITY!**

With our...

Kindness – *selfless concern for all*

Grit – *passion and resilience in everything we do*

Solutions-Driven – *courageous, creative, and collaborative result s*

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



AGENDA STAFF REPORT

Planning Commission Meeting

PRESENTATIONS

Agenda Item No. 5.1

October 21, 2020

Eastvale 2040 Update

Prepared By:

Recommended Action(s)

Not Applicable.

Summary

Not Applicable.

Background

Not Applicable.

Environmental

Not Applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Not Applicable.



AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 7.1

October 21, 2020

Planning Commission Meeting Minutes

Prepared By:

Jessica Cooper, Deputy City Clerk

Recommended Action(s)

Staff recommends that the Planning Commission approve the Planning Commission meeting minutes from the regular meeting on July 15, 2020.

Summary

Not Applicable.

Background

Not Applicable.

Environmental

Not Applicable.

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

Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

MINUTES CITY OF EASTVALE

Planning Commission Regular Meeting

Wednesday, September 16, 2020

Regular Meeting: 6:00 P.M.

Meeting Streamed via GoToWebinar

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 Lee.

2. ROLL CALL

Present: Commissioners Laney, Oblea, Vice-Chair Hove and Chair Lee

Absent: Commissioner Charlson

City Staff

Present: Community Development Director Gibson-Williams, Assistant City Attorney Herrington (via GoTo Webinar), and Deputy City Clerk Cooper were present at Roll Call. Other staff members were present and responded to questions.

3. PLEDGE OF ALLEGIANCE

Commissioner Laney led the Pledge of Allegiance.

4. ADDITIONS/REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

On motion of Commissioner Oblea and second by Commissioner Laney the Planning Commission voted unanimously to approve Consent Calendar Item Nos. 7.1 – 7.3.

7.1 Planning Commission Minutes

The Planning Commission approved the Planning Commission meeting minutes from the regular meeting held on July 15, 2020.

7.2 Planning Department Update

The Planning Commission received and filed the Planning Department Update.

7.3 Public Works Department Update

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

8. PUBLIC HEARINGS

8.1 PLN20-20031 – Conditional Use Permit to Sell Alcoholic Beverages at 12571 Limonite Avenue, Suite 200

Assistant Planner Lim made a presentation and answered related questions.

Chair Lee opened the public comment period.

The following individuals provided public comment:

- Todd Dorn, on behalf of the Applicant
- Keith White, Eastvale Resident

With no one else desiring to speak on this item, Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

On motion of Commissioner Laney and second by Vice-Chair Hove, the Planning Commission voted unanimously to:

1. Find the project exempt from the California Environmental Quality Act (Class 1: Existing Facilities – Section 15301); and
2. Approve a Conditional Use Permit (PLN20-20031) for the on-site sale of beer and wine, in conjunction with an existing restaurant (Fire Wings), based on the findings of this report and subject to the conditions of approval.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORT

Community Development Director Gibson-Williams provided an update on the City.

11. COMMISSION COMMUNICATIONS

Commissioner Laney provided comments.

Commissioner Oblea provided comments.

Chair Lee provided comments.

ADJOURNMENT – Chair Lee adjourned the at 6:14 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, October 21, 2020 at 6:00 p.m.

Jessica Cooper, CMC
Deputy City Clerk



AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 7.2

October 21, 2020

Planning Department Update

Prepared By:

Gina Gibson-Williams, Community Development Director

Recommended Action(s)

Staff recommends that the Planning Commission receive and file the Planning Department 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

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)

[Planning_Department_Update_Major_Projects_Summary_PC_10.21.20.pdf](#)



CITY OF EASTVALE

Major Projects Summary

October 21, 2020

City of Eastvale Planning Department



CITY OF EASTVALE

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Planning Department Major Projects Summary
October 21, 2020

Contents

IN-PROCESS/REVIEW	1
<i>JINYA RAMEN ALCOHOL C.U.P (MAP ID: JNYRMN)</i>	1
<i>ARCHIBALD AND CHANDLER RETAIL (MAP ID: ACR)</i>	2
<i>HINDU TEMPLE (MAP ID: HNTPL)</i>	3
APPROVED/ ENTITLED	4
<i>GOODMAN COMMERCE CENTER (MAP ID: GCC)</i>	4
<i>Retail Unit CR-12 (GCC.1)</i>	5
<i>Retail Unit CR-3/SBUX (GCC.2)</i>	6
<i>Multi-Tenant Unit CR-11 (GCC.3)</i>	7
<i>Chick-fil-A (GCC.4)</i>	8
<i>Altura Credit Union D.R (GCC.5)</i>	9
<i>Meet Fresh D.R (GCC.6)</i>	10
<i>"The Station" (GCC.7)</i>	11
<i>THE CAMPUS (MAP ID: CAM)</i>	13
<i>Self-Storage D.R & C.U.P (CAM.1)</i>	14
<i>7-Eleven C.U.P (CAM.2A)</i>	15
<i>7-Eleven Appeal (CAM.2B)</i>	16
<i>THE RANCH (MAP ID: RNCH)</i>	17
<i>Warehouse/Industrial D.R (RNCH.1)</i>	18
<i>Howard Industrial (RNCH.2)</i>	19
<i>Rodriguez Site D.R (RNCH.3)</i>	20
<i>Summit Development Pre-Application (RNCH.4)</i>	21
<i>HAMNER PLACE (MAP ID: HPLC)</i>	22
<i>Hotel Suites (HPLC.1)</i>	23
<i>Hamner Place Chevron Appeal (HLPC.2A)</i>	24
<i>Hamner Place Chevron Initial (HPLC.2B)</i>	25
<i>Tony's Chophouse and Retail Suites D.R (HPLC.3)</i>	26
<i>THE MERGE (MAP ID: MRG)</i>	27
<i>Retail Minor D.R (MRG.1)</i>	28



CITY OF EASTVALE

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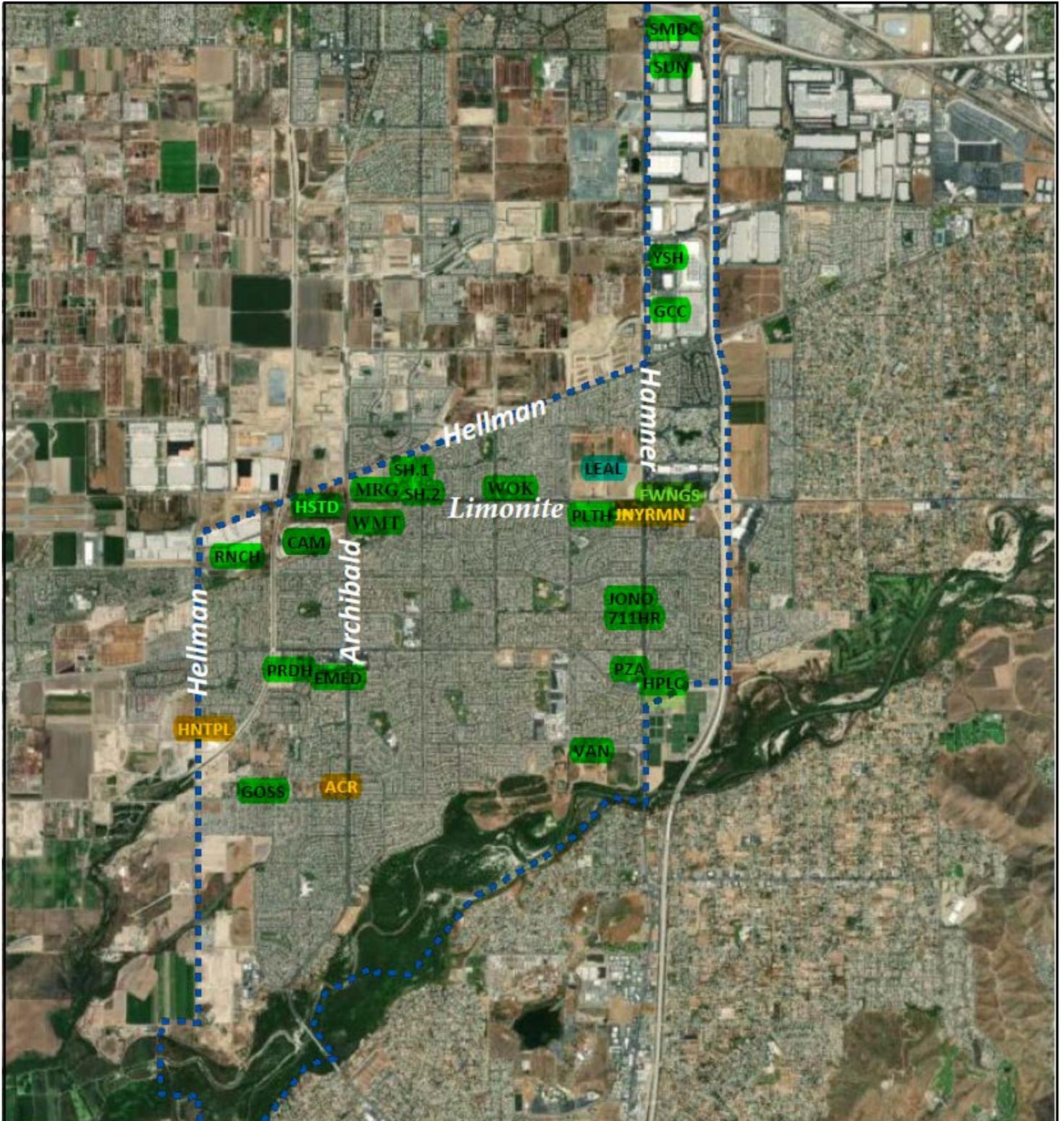
<i>Retail Major Shops 4 D.R (MRG.2)</i>	29
<i>Retail Shops 4 C.U.P (MRG.3)</i>	30
<i>Retail Pad 2 C.U.P (MRG.4)</i>	31
<i>WALMART (MAP ID: WMT)</i>	32
<i>THE ENCLAVE MEDICAL OFFICE (MAP ID: EMED)</i>	33
<i>SOUTH MILLIKEN DISTRIBUTION CENTER (MAP ID: SMDC)</i>	34
<i>SENDERO HOMES (MAP ID: SH.1)</i>	35
<i>SENDERO FRONT LOADED HOMES (MAP ID: SH.2)</i>	36
<i>PRADO HOMES (MAP ID: PRDH)</i>	37
<i>PULTE HOMES (MAP ID: PLTH)</i>	38
<i>PIZZA HUT WITH PICKUP WINDOW (MAP ID: PZA)</i>	39
<i>SUNSHINE GROWERS (MAP ID: SUN)</i>	40
<i>7-ELEVEN HAMNER AND RIVERBOAT APPEAL (MAP ID: 711HR)</i>	41
<i>YOSHIHARU C.U.P (MAP ID: YSH)</i>	42
<i>BIG WOK C.U.P (MAP ID: WOK)</i>	43
<i>JONO'S C.U.P (MAP ID: JONO)</i>	44
<i>GOSSETT SELF-STORAGE (MAP ID: GOSS)</i>	45
<i>VAN LEEUWEN GP AMENDMENT (MAP ID: VAN)</i>	46
<i>THE HOMESTEAD (MAP ID: HSTD)</i>	47
<i>FIRE WINGS C.U.P (MAP ID: FWNGS)</i>	48
FUTURE	49
<i>THE LEAL PLAN (MAP ID: LEAL)</i>	49



CITY OF EASTVALE

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Planning Department Major Projects Summary
October 21, 2020





In-Process/Review

Jinya Ramen Alcohol C.U.P (MAP ID: JNYRMN)

Project:	<ul style="list-style-type: none"> Jinya Ramen Alcohol CUP
Project No.:	<ul style="list-style-type: none"> PLN20-20045_CUP_003
Project Location:	<ul style="list-style-type: none"> Southwest corner of Hamner Avenue and Limonite Avenue at Cloverdale Market Place Assessor's Parcel Number (APN): 160-700-001
Project Description:	<ul style="list-style-type: none"> Conditional Use Permit: <ul style="list-style-type: none"> To authorize the sale of beer, wine and distilled spirits for consumption on and off the license premises (Type 47) which must operate in a genuine eatery for the proposed Jinya Ramen restaurant located in Cloverdale Market Place
Project Planner:	<ul style="list-style-type: none"> Allen Lim
Notes:	<ul style="list-style-type: none"> Application submitted on August 31, 2020

Project Map:



Current Status:

- Scheduled for Planning Commission on October 21, 2020

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



Archibald and Chandler Retail (MAP ID: ACR)

Project:	Retail Center Archibald and Chandler
Project No.	PLN19-20000
Project Location:	Northwest corner of Archibald and Chandler; (Accessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	A 2.71-acre mixed use commercial development comprised of a convenience store/ gas station/ carwash, a drive-through restaurant, and an undeveloped pad to be submitted at a later date.
Planner:	Emily Elliott

Notes:

- Received application on January 3, 2019.
- Incompleteness letter mailed on January 17, 2019.
- Public information meeting was held at city hall on February 20, 2019.
- Comment letter sent out to applicant on February 21, 2019.
- Meeting with applicant occurred on March 14, 2019.
- Applicant is revising plan, not yet resubmitted.

Project Map:



Current Status:

- Waiting for revised submittal.

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Planning Department Major Projects Summary
October 21, 2020

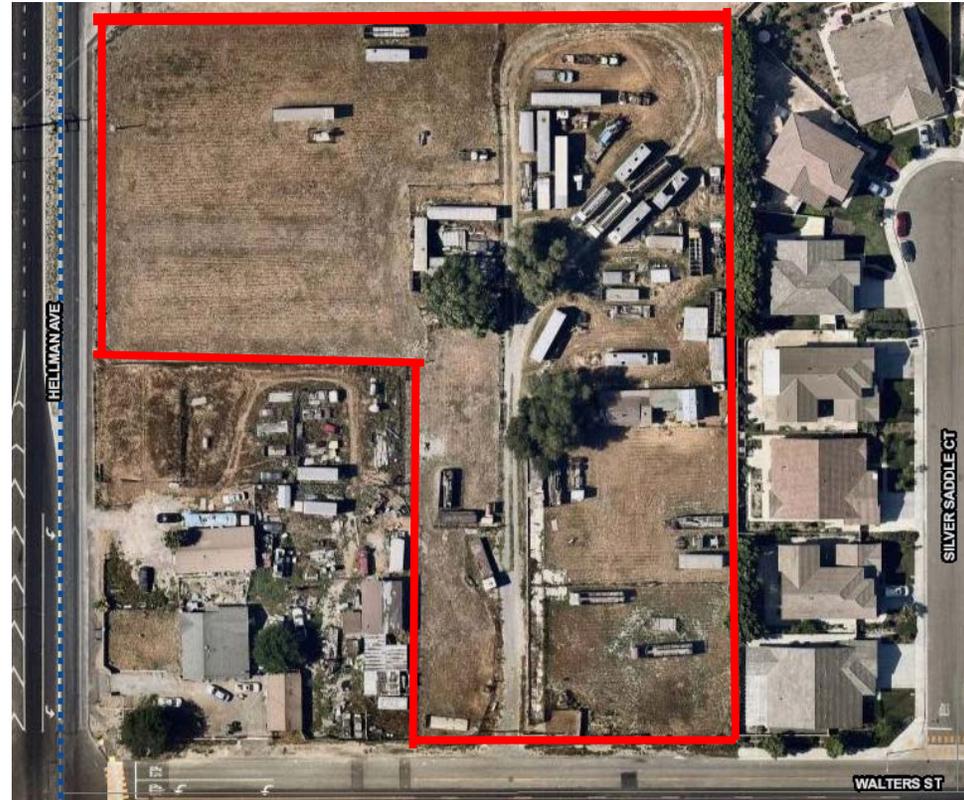
Hindu Temple (MAP ID: HNTPL)

Project:	Hindu Temple at Hellman and Walters Pre-App
Project No.	PLN19-20017
Project Location:	7500 Hellman Avenue (Northwest of Hellman and Walters); (Accessor Parcel Number: 144-070-016; 144-070-017; 144-070-018; 144-070-020)
Project Description:	Pre-Application for a Hindu Temple consisting of multiple buildings with a combined total square footage of 40,135-square feet.
Planner:	Allen Lim

Notes:

- Received application on May 9, 2019.
- Comment letter sent on June 6, 2019.
- Meeting with Applicant on July 2, 2019 to discuss comment letter.

Project Map:



Status:

- Waiting for formal application.

1. New projects are added to the bottom of the list as they are submitted.
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3. **Highlighted Text** =Updated Information



Approved/ Entitled

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. PLN 19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
 - Project No. PLN 19-20064 Retail Building CR-6 – Meet Fresh (GCC.6)

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Retail Unit CR-12 (GCC.1)

Project:	Goodman Retail CR-12 – Quick Quack Car Wash
Project No.	PLN18-20014
Project Location:	West of Amazon off-site parking lot and south of Costco parking lot in the retail portion of Goodman Commerce Center
Project Description:	Major Development Review for a proposed self-serve car wash with a 3,571-square foot car-wash tunnel, vacuum canopy structure, and associated parking.
Planner:	Allen Lim

Notes:

- Received application on March 21, 2018
- Planning Commission approval on June 20, 2018
- Revised construction plans approved on May 30, 2019



Project Map:



Current Status:

- Quick Quack Car Wash is completed and in operation

1. New projects are added to the bottom of the list as they are submitted.
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Retail Unit CR-3/SBUX (GCC.2)

Project:	Goodman Retail Building CR-3 and Starbucks Drive-Through DR & CUP
Project No.	PLN17-20033
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way; Goodman Commerce Center
Project Description:	Major Development Review for the development of CR-3, a 4,000 square-foot multi-tenant building and Conditional Use Permit for a drive-through located in the retail portion of the Goodman Commerce Center
Planner:	Allen Lim

Notes:

- Planning Commission approval on March 21, 2018.
- Starbucks in operation as of February 7, 2019.



Project Map:



Current Status:

- Reviewing Tenant Improvements Plans for other units.

1. New projects are added to the bottom of the list as they are submitted.
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<i>Multi-Tenant Unit CR-11 (GCC.3)</i>		Project Map:
Project:	Goodman Commerce Center CR-11 – Multi-Tenant Building	
Project No.	PLN18-20042	
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way, Parcel 10 of Parcel Map 37208; (Assessor’s Parcel Number 160-020-078)	
Project Description:	Major Development Review for a new 6,000 square-foot multi-tenant retail building on a 37,250 square-foot site.	
Planner:	Allen Lim	
Notes:		
<ul style="list-style-type: none"> Received application on July 26, 2018. Building plans received November 20, 2018. Comments provided to applicant December 27, 2018. Approved by Planning Commission on November 8, 2018. Landscape plans approved on January 21, 2019. Revised construction plans approved on February 19, 2019. 		
<ul style="list-style-type: none"> Approved by Planning Commission. Construction plans approved. 		

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
October 21, 2020

Chick-fil-A (GCC.4)

Project:	Chick-fil-A at Goodman Commerce Center
Project No.	PLN19-20006
Project Location:	5080 Hamner Avenue (Accessor Parcel Numbers: 160-020-079) (Goodman CR-10)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a 4,833 sq. ft. restaurant with two drive-through lanes
Planner:	Allen Lim

Notes:

- Received application on February 19, 2019.
- Incompleteness letter sent on March 13, 2019.
- Comment letter sent on March 25, 2019.
- Meeting with applicant on April 3, 2019 to discuss comment letter.
- Revised plans received on April 12th and April 29th.
- Planning Commission approved on May 15, 2019.
- Construction plans under review.

Project Map:



Current Status:

-

1. New projects are added to the bottom of the list as they are submitted.
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Altura Credit Union D.R (GCC.5)

Project:	Goodman Commerce Center CR-8 Altura Credit Union - Major Development Review (DR)
Project No.	PLN19-20063
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel 10 of Parcel Map 37208; (Assessor’s Parcel Number: 160-020-082)
Project Description:	<ul style="list-style-type: none"> Major Development Review for the development of a Credit Union Bank (CR-8) totaling approximately 5,000 square feet
Planner:	Allen Lim/Gina Gibson-Williams

Notes:

- Received application on December 12, 2019
- Routed for department review on December 23, 2019
- Awaiting department comments to be returned to Planning
- Planning and department comments provided to applicant on January 23, 2020
- Resubmittal received on January 30, 2020
- The Planning Commission approved the project on February 19, 2020

Project Map:



Current Status:

- Awaiting grading and building submittal

- 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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<i>Meet Fresh D.R (GCC.6)</i>		
Project:	Goodman Commerce Center CR-6 Meet Fresh – Major Development Review (DR)	Project Map: 
Project No.	PLN19-20064	
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel "A" of Lot Line Adjustment 2018-001; (Assessor's Parcel Number: 160-020-088)	
Project Description:	<ul style="list-style-type: none"> Major Development Review for the development of a multi-tenant retail building (CR-6) totaling approximately 4,800 square feet 	
Planner:	Allen Lim/Gina Gibson-Williams	
Notes:	<ul style="list-style-type: none"> Received application on December 12, 2019 	
		Current Status: <ul style="list-style-type: none"> Routed for department review on December 23, 2019 Awaiting department comments to be returned to Planning Planning and department comments provided to applicant on January 23, 2020 Resubmittal received on January 30, 2020 The Planning Commission approved the project on February 19, 2020

1. New projects are added to the bottom of the list as they are submitted.
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"The Station" (GCC.7)

Project:	<ul style="list-style-type: none"> Goodman Commerce Center "The Station" Planning Area 4 CR-6A, CR-A, CR-B, CR-C
Project No.:	<ul style="list-style-type: none"> PLN20-20018_DR_001_TPM37936_CUP_002
Project Location:	<ul style="list-style-type: none"> Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road, west of Goodman Way Assessor's Parcel Number (APN): 160-020-066, -068, -071, -084
Project Description:	<ul style="list-style-type: none"> Major Development Review: <ul style="list-style-type: none"> 6,000 sf. retail building (CR-6A) located on a building pad directly east of CR-6. This building proposes three retail tenant spaces with an outdoor plaza and casual seating area. 21,500 square foot retail building (CR-A) locating directly north of the Costco Wholesale Store. 35,000 square foot retail grocery building (CR-B) located adjacent to CR-A. This use is proposed to be a typical, full service, grocery retailer. This store would be accessed through a shared courtyard entrance, as well as an entrance to the parking lot. 16,000 square foot food hall (CR-C) located across from the grocery retailer, accessed through a shared courtyard entrance. The food hall could support up to nine, individual quick service food tenants/units with shared casual seating indoors, outdoors, and within the courtyard area. The food hall would provide restrooms within the CR-C building.

Project Map:



1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
October 21, 2020

	<ul style="list-style-type: none"> • Tentative Parcel map: <ul style="list-style-type: none"> ○ Non-residential parcel map to create 11 commercial parcels and facilitate various site and circulation improvements would be made to connect the parking areas to the nearby roadways. In addition, pedestrian walkways are proposed to connect buildings within “The Station” to these new proposed uses. • Conditional Use Permit: <ul style="list-style-type: none"> ○ To allow for the on-site consumption in association with bona-fide food sale/restaurant uses and the off-site sale for the grocery retail store. 	<p>Current Status:</p> <ul style="list-style-type: none"> • Application submitted on May 14, 2020 • Distributed to Development Review Committee on May 21, 2020 and received comments and draft conditions on June 11, 2020 • Approved by the Planning Commission on July 15, 2020 • Approved by the Planning Department on July 27, 2020
Planner:	<ul style="list-style-type: none"> • Jason Killebrew 	

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Planning Department Major Projects Summary
October 21, 2020

The Campus (MAP ID: CAM)

Project:	The Campus (former Providence Business Park)
Project No.:	12-0750
Project Location:	West of Archibald Avenue and approximately 750 ft. south of Limonite Avenue (APNs 144-010-002, -033, -037 & -038)
Project Description:	Change of Zone, Major Development Review, and Tentative Parcel Map for the development of a business park consisting of 11 new industrial buildings ranging from 12,850 square feet to 129,000 square feet (totaling approximately 694,770 square feet), one 2-story office building of 33,600 square feet, and two retail buildings totaling 10,600 square feet on 53.37 gross acres of vacant land (former Bircher's site). CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

- Approved by City Council on April 9, 2014
- All industrial buildings are built and occupied.
- See the following projects for more recent activity at The Campus (former Providence Business Park) Development:
 - PLN19-20001 The Campus Self-Storage Facility DR, CUP (CAM.1)
 - PLN19-20008 The Campus 7-Eleven DR, CUP (CAM.2)
- Front land abutting Archibald has been entitled with The Campus Self-Storage and The Campus 7-Eleven.

Project Map:



Current Status:

- Approved

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Self-Storage D.R & C.U.P (CAM.1)

Project:	The Campus Self-Storage Facility DR & CUP
Project No.	PLN19-20001
Project Location:	West side of Archibald Avenue and South of Providence Way; (Accessor Parcel Number: 144-010-063)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a 4-story, self-storage facility in the front portion of The Campus development.
Planner:	Allen Lim

Notes:

- Received application on January 22, 2019.
- This project would replace an earlier approval for a two-story office building at this location.
- Application incompleteness letter sent on February 11, 2019.
- Comment letter sent on February 25, 2019.
- Second resubmittal received on February 27, 2019.
- 2nd incomplete application letter sent on March 13, 2019.
- 3rd resubmittal received on May 23, 2019.
- 4th submittal received on June 7, 2019.
- Planning Commission consideration and approval on July 17, 2019.

Project Map:



Current Status:

- Approved by Planning Commission.
- Precise Grading Plans received January 2, 2020 for department review. Comments have been returned to applicant.
- Precise Grading Plans approved by Planning on January 16, 2020

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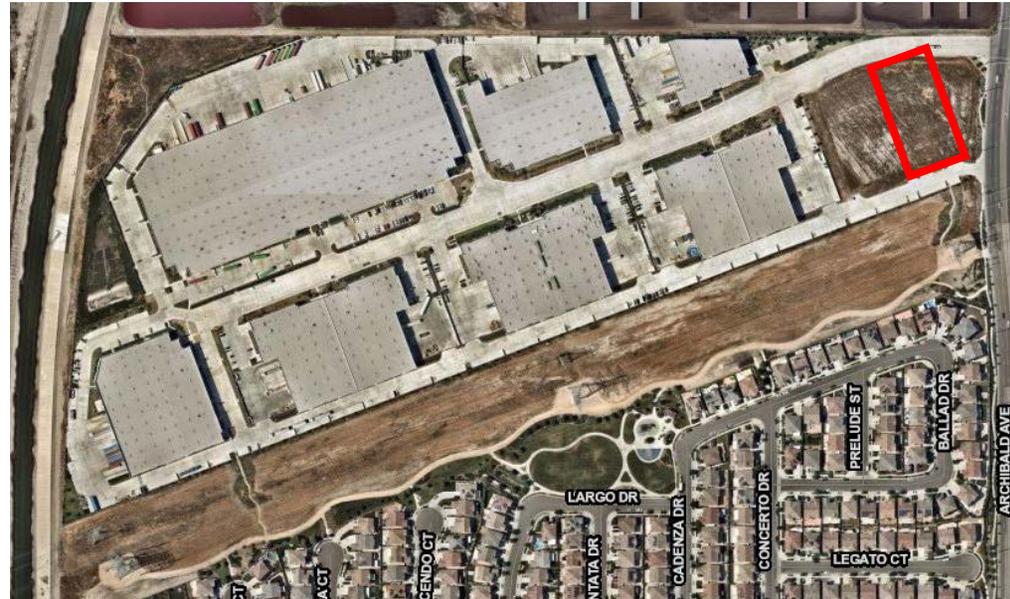
7-Eleven C.U.P (CAM.2A)

Project:	The Campus 7-Eleven Gas Station DR, CUP's
Project No.	PLN19-20008
Project Location:	The Campus (West side of Archibald and South of Providence Way); (Accessor Parcel Number: 144-010-063)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a convenience store, gas station and carwash.
Planner:	Allen Lim

Notes:

- Received application on February 26, 2019.
- Incomplete letter sent on March 14, 2019.
- Comment letter sent on March 22, 2019.
- 2nd resubmittal received on May 17, 2019.
- 3rd submittal received on June 7, 2019.
- Planning Commission consideration and approval on July 17, 2019.

Project Map:



Current Status:

- Approved by Planning Commission.

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Planning Department Major Projects Summary
October 21, 2020

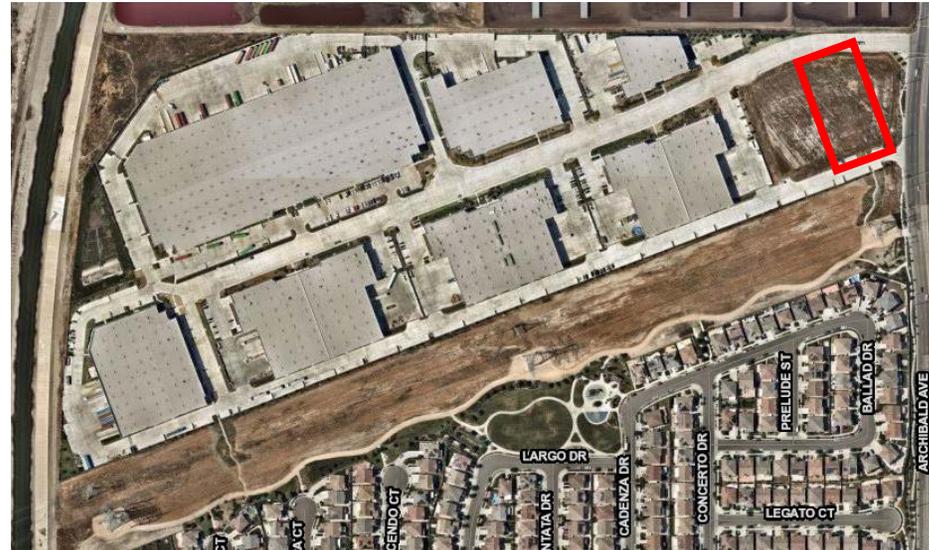
7-Eleven Appeal (CAM.2B)

Project:	The Campus 7-Eleven Gas Station DR Appeal
Project No.	PLN19-20029
Project Location:	The Campus (West side of Archibald and South of Providence Way); (Accessor Parcel Number: 144-010-063)
Project Description:	<ul style="list-style-type: none"> Appeal Planning Commission's approval of a Major Development Review and Conditional Use Permit for development and operation of a convenience store, gas station and carwash.
Planner:	Allen Lim

Notes:

- Received application on July 29, 2019.

Project Map:



Current Status:

- City Council consideration in August 28, 2019.
- City Council denied the appeal and recommended new conditions on August 28, 2019.

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Planning Department Major Projects Summary
October 21, 2020

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.
- Final Cancellation of the Williamson Act Contract for the Rodriguez Site scheduled for City Council meeting on July 24, 2019

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



Warehouse/Industrial D.R (RNCH.1)

Project:	The Ranch Planning Area 3 Warehouse/Industrial Building
Project No.	PLN18-20007
Project Location:	Planning Area 3 of The Ranch at Eastvale
Project Description:	Major Development Review to construct an 88,000 square-foot industrial building on 5 acres in Planning Area 3 of The Ranch at Eastvale.
Planner:	Allen Lim

Notes:

- Received application on February 14, 2018.
- On May 16, 2018 Planning Commission approved Major Development Review



Project Map:



Current Status:

- Approved construction plans October 31, 2018.
- Currently under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Howard Industrial (RNCH.2)

Project:	Howard Industrial at The Ranch (Rodriguez Site)
Project No.	PLN18-20050
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 7, 8 and 9); Assessor's Parcel Numbers: 144-010-009 and 144-010-004, and 144-010-005
Project Description:	<ul style="list-style-type: none"> Major Development Review for development of a 21-acre site for light industrial uses located in Planning Areas 7 and 9 of The Ranch Specific Plan Tentative Parcel Map to subdivide the project site. Diminishment of Agricultural Preserve & Williamson Act Cancellation for the project site.
Planner:	Allen Lim

Notes:

- Agricultural Preservation & Williamson Act Cancellation submitted on September 4, 2018.
- Major Development Review and Tentative Parcel Map received on October 24, 2018.
- Approved by Planning Commission for Major Development Review and Tentative Parcel Map on December 19, 2018.
- Approved by City Council for diminishment of the agricultural preserve and tentative cancellation of the Williamson Act contract on February 13, 2019
- Staff is in discussion with a new owner regarding design changes.

Project Map:



Current Status:

- Final Cancellation of Williamson Act Contract approved by City Council July 24, 2019.

- New projects are added to the bottom of the list as they are submitted.
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Rodriguez Site D.R (RNCH.3)

Project:	The Ranch by Transwestern (Rodriguez Site)
Project No.	PLN19-20034
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 7, 8 and 9); (Assessor's Parcel Numbers: 144-010-009 and 144-010-004, and 144-010-005)
Project Description:	<ul style="list-style-type: none"> Major Development Review (DR) and an Amendment to the Tentative Parcel Map (TPM) to construct 2 light industrial warehouses on the Rodriguez Site (Planning Area 7, 8, and 9) located on the southeast corner of Moon Place and Remington Avenue.
Planner:	Allen Lim

Notes:

- Received application on September 3, 2019.
- Routed to other departments for review.
- Incompleteness letter provided to applicant on October 8, 2019
- Precise Grading Plans received 12/23/19; Precise Grading comments provided 1/13/20; Awaiting resubmittal of Major Development Review and Precise Grade.
- Routed for comments from other departments on February 12, 2020
- Received comments on February 26, 2020
- Received Submittal 3 on April 8, 2020
- Will receive feedback and conditions of approval on May 4, 2020

Project Map:



Current Status:

-

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Summit Development Pre-Application (RNCH.4)

Project:	The Ranch by Summit Development (Parcel 14) Pre-Application
Project No.	PLN19-20035
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 6); (Assessor's Parcel Number: 144-010-058)
Project Description:	<ul style="list-style-type: none"> A Pre-Application for a 61,000 square foot light industrial building on 4.36 acres of Parcel 14 on The Ranch. The building will be located in Planning Area 6 of The Ranch Specific Plan.
Planner:	Allen Lim

Notes:

- Received application on September 12, 2019.
- Routed to other departments for review.
- Comments provided to applicant 10/17/19
- Formal submittal received January 15, 2020 – Routed for department review

Project Map:



Current Status:

- Planning Commission approved the project on February 19, 2020

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Planning Department Major Projects Summary
October 21, 2020

Hamner Place (MAP ID: HPLC)

Project:	Hamner Place (former Polopolus Property)
Project No.	PLN17-20015
Project Location:	7270 Hamner Avenue; North of Silver Lakes Sports Complex and east of Hamner Avenue. APNs: 152-060-002 and -003
Project Description:	General Plan Amendment, Change of Zone, Tentative Parcel Map, and Major Development Review for the development of a retail center, and four Conditional Use Permits for the operations of certain uses and sales of alcohols. CEQA: Environmental Impact Report (EIR)
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- June 25, 2018, applicant withdrew two Conditional Use Permits (for a drive-through on Pads 2 and for alcohol sales in a future gas station convenience store).
- June 27, 2018: City Council certified the Final EIR and approved all applications. Notice of Determination recorded on June 28, 2018.
- See the following projects in the retail center:
 - Project No. PLN18-20041: Chevron Gas Station and Convenience Store DR CUP
 - Project No. PLN19-20023: Lewis Retail Suites Hotel DR CUP
 - Project No. PLN19-20053: Tony's Chophouse and Retail Suites DR
 - Project No. PLN19-20044: Appeal Chevron Gas Station and Convenience Store DR CUP
- Mass grading plan received on June 10, 2019; comments provided on June 12, 2019 requesting for documentations showing compliance with the conditions of approval for grading permit issuance.
- Rough grading plans received on June 24, 2019; Received documentation showing compliance to Conditions of Approval and approved July 2, 2019.

Project Map:



Current Status:

- Approved by City Council
- Waiting for building construction plans
- Groundbreaking July 12, 2019
- Currently undergoing rough grading.
- Precise Grading plans received December 23, 2019; Comments provided January 6, 2020;
- Precise Grading Plans approved

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Hotel Suites (HPLC.1)

Project:	Hotel Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Accessor Parcel Number: 152-050-050)
Project Description:	A Major Development Review for a hotel and a banquet facility and a Conditional Use Permit for the sale of alcohol for on-site consumption.
Planner:	Gina Gibson-Williams

Notes:

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

Project Map:



Current Status:

- Provided comments back on February 27, 2020.

1. New projects are added to the bottom of the list as they are submitted.
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Hamner Place Chevron Appeal (HLPC.2A)

Project:	Appeal for Chevron Gas Station (Hamner Place) DR & CUP
Project No.:	PLN19-20055 (see PLN18-20041)
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd.; (Assessor's Parcel Number: 152-060-003)
Project Description:	<ul style="list-style-type: none"> Appeal Planning Commission's denial for the Major Development Review for a new Chevron gas station with a 3,018 square-foot convenience store, 3,472 square-foot canopy and a Conditional Use Permit, to allow the sales of beer and wine for off-site consumption (See Map ID: 19)
Planner:	Allen Lim

Notes:

- Received application on November 26, 2019

Project Map:



Current Status:

- Scheduled for City Council consideration on January 22, 2020
- City Council approved the project and recommended new conditions of approval on January 22, 2020

- 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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Hamner Place Chevron Initial (HPLC.2B)

Project:	Chevron at Lewis Retail at the Hamner Place (former Polopolus Property)
Project No.	PLN18-20041
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd. (Assessor's Parcel Number 152-060-003)
Project Description:	<p>Major Development Review for a new Chevron gas station with a 3,018 square-foot convenience store, a 3,472 square-foot canopy with five (5) fueling dispensers, and associated site improvements.</p> <ul style="list-style-type: none"> • Conditional use permit for sales of beer and wine for off-site consumption.
Planner:	Allen Lim

Notes:

- Received application on July 24, 2018; has been routed to the other departments for a review.
- Incompleteness letter out to applicant on August 28, 2018.
- Comment letter provided to applicant on September 18, 2018.
- Second revised development plans received November 5, 2018.
 - Second submittal comment letter provided to applicant on November 14, 2018.
- Third revised development plans received January 22, 2019.
 - Incompleteness letter to applicant on February 12, 2019.
 - Comment letter sent to applicant on February 20, 2019.

Project Map:



Current Status:

- Planning Commission denied the project on November 20, 2019.
- Applicant has submitted an application to appeal the Planning Commission's decision on November 20, 2019 ([See PLN19-20055](#))

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Tony's Chophouse and Retail Suites D.R (HPLC.3)

Project:	Tony's Chophouse and Retail Suites at Hamner Place – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Accessor's Parcel Number: 152-060-003)
Project Description:	<ul style="list-style-type: none"> Major Development Review for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.
Planner:	Gina Gibson-Williams

Notes:

- Received application on November 21, 2019

Project Map:



Current Status:

- Planning Commission consideration and approval on December 18, 2019

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The Merge (MAP ID: MRG)

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

Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review.
- Construction building plans received April 2, 2019 for Sprouts and Starbucks. Comments provided on April 29, 2019.
- Construction building plans received April 24, 2019 for all industrial buildings (1 through 6). Comments provided on May 22, 2019.
- Construction building plans for Chevron received May 8, 2019; comments provided June 11, 2019.

Project Map:



Current Status:

- City Council approval on December 12, 2018.
- January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Received Industrial Precise Grading Plans 8/15
- Received Retail/Commercial Precise Grading Plans 8/20
- Construction building plan resubmittal received 9/17. Comments provided 9/26
- Construction building plans for industrial buildings 1-6 approved by Planning 11/25/19

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Retail Minor D.R (MRG.1)

Project:	The Merge Retail (Major 2) Minor Development Review
Project No.	PLN19-20041
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"> Minor Development Review to replace the previously approved pharmacy with a drive through to two (2) retail buildings.
Planner:	Allen Lim

Notes:

- Received application on October 28, 2019.

Project Map:



Current Status:

- Application has been deemed incomplete on December 23, 2019
- Received resubmittal on February 3, 2020
- The Planning Department approved the project on February 26, 2020

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Planning Department Major Projects Summary
October 21, 2020

Retail Major Shops 4 D.R (MRG.2)

Project:	The Merge Retail Major Development Review (DR) Shops 4
Project No.	PLN19-20049
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"> Major Development Review for the addition of one new building with a drive-through Shops 4 with drive-through is estimated to be 10,500 square feet.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019

Project Map:



Current Status:

- Resubmittal 1 received on December 3, 2019
- Resubmittal 1 has been deemed incomplete on December 20, 2019.
- Received preliminary elevations on 1/14/20 for Planning review.
- Resubmittal 2 received on on February 3, 2020
- The Planning Commission approved the project on February 19, 2020

- 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



Retail Shops 4 C.U.P (MRG.3)

Project:	The Merge Retail Shops 4 Drive-Through CUP
Project No.:	PLN19-20050
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"> Conditional Use Permit for the operation of a Drive-Through at Shops 4 of the Merge.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019

Project Map:



Current Status:

- Resubmittal 1 received on December 3, 2019
- Resubmittal has been deemed incomplete on December 20, 2019.
- Resubmittal 2 received on on February 3, 2020
- The Planning Commission approved the project on February 19, 2020

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Planning Department Major Projects Summary
October 21, 2020

Retail Pad 2 C.U.P (MRG.4)

Project:	The Merge Retail Pad 2 Drive-Through CUP
Project No.	PLN19-20051
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none"> Conditional Use Permit for the operation of a Drive-Through at Pad 2 of the Merge retail.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019

Project Map:



Current Status:

- Resubmittal 1 received on December 3, 2019
- Resubmittal has been deemed incomplete on December 20, 2019.
- Resubmittal 2 received on on February 3, 2020
- The Planning Commission did not approve the project on February 19, 2020 and the applicant will be resubmitting at a later 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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Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	12-0051
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	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. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

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.

Project Map:



Current Status:

- Waiting for applicant to submit construction plans.
- Scheduled for January 15, 2020 Planning Commission consideration for Tentative Tract Map – Extension of Time (PLN19-20052)
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1/15/2020

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



The Enclave Medical Office (MAP ID: EMED)

Project:	Medical Office Building and Dialysis Center at The Marketplace at The Enclave
Project No.	PLN16-00038
Project Location:	14252/14260 Schleisman Rd; at The Marketplace at The Enclave shopping center (144-860-018 and 114-860-020)
Project Description:	Major Development Review for the construction of a 30,000-sq. ft. two story medical office building and 10,000-sq. ft. dialysis center on the empty area at the south end of the shopping center. CEQA: Previously certified EIR
Planner:	Allen Lim

Notes:

- Approved by Planning Commission on May 17, 2017.
- Approved Building Construction Plan for the 2-story medical office building.
- Landscape plans approved
- Construction Trailer Temporary Use Permit approval letter to applicant on February 12, 2019
- Crosswalk has been modified according to the conditions of approval.
- Revisions for the 2-story office building was received on May 29, 2019; comments provided June 3, 2019.



Project Map:



Current Status:

- DaVita Dialysis Center is completed
- 2-story medical office building is under construction

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3. **Highlighted Text** =Updated Information



South Milliken Distribution Center (MAP ID: SMDC)

Project:	South Milliken Distribution Center
Project No.	PLN17-20013
Project Location:	East of Milliken Avenue, north of the SR-60, 0.2-mile west of the I-15/SR-60 interchange, and 0.4 miles south of Mission Boulevard APNs: 156-030-001 & -002
Project Description:	<ul style="list-style-type: none"> General Plan Amendment, Change of Zone, and Major Development Review for the development of a 273,636-square foot industrial warehouse building with 29 dock doors located on a 15.8-acre site. General Plan Amendment of the entire site from Commercial Retail to Light Industrial. Change of Zone for the northern 12.5-acre lot from "C-P-S" to "MM"; no changes to the 3.3-acre lot with "M-M" zoning at southeastern portion of the site. CEQA: Not Determined.
Planner:	Allen Lim

Notes:

- Received application on April 27, 2017.
- On February 7, 2018 Planning Commission recommended approval to City Council.
- March 14, 2018 City Council continued project to March 28, 2018 Public Hearing.
- On March 28, 2018 City Council approval
- Approval letter, final Conditions of Approval, stamped plans sent to applicant on April 10, 2018.
- Signed resolution sent to applicant on April 11, 2018.
- 2nd year fly survey completed; result is negative

Project Map:



Current Status:

- Approved

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Sendero Homes (MAP ID: SH.1)

Project:	Sendero Cluster Homes by Lennar
Project No.	PLN17-20043
Project Location:	West portion of Sendero (Tracts 36775-2, 36775-3, and 36775) at northwest corner of Limonite Avenue and Harrison Avenue.
Project Description:	Minor Development Review for Master Home Plan of the 6-Pack and 8-Pack at Sendero.
Planner:	Allen Lim

- Received application on December 19, 2017, plans provided on December 21, 2017.
- Final Site of Development plans are approved on May 1, 2018.
- Architectural elevation approved on August 14, 2018.
- On-site Subdivision Flags signage submitted on March 28, 2019 by Lennar and approved on April 30, 2019.



Project Map:



Current Status:

- Model homes are open.
- 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



Sendero Front Loaded Homes (MAP ID: SH.2)

Project:	Sendero Century Communities Front Loaded Homes
Project No.	PLN18-20032
Project Location:	Northeast corner of Archibald Avenue and Chandler Street; Tract Map 36775-1
Project Description:	Minor Development Review for architectural design and Final Site of Development for front loaded homes (eastern side of the SEC easement) at Sendero. This portion consists of 82 single-family homes.
Planner:	Allen Lim

Notes:

- Received application on June 27, 2018; has been routed to the other departments for a review.
- Architectural plans and enhancement map approved on August 15, 2018.
- Phase 1 and 2 of Precise Grading Plans approved September 9, 2018.
- Revised lot exhibits approved September 20, 2018.
- Front load landscape plans are approved on December 11, 2018.
- Sendero Century Community Subdivision Sign application submitted on February 7, 2019.
- Applicant resubmitted On-site subdivision flags signage plans May 6, 2019.
- Received revised Final Site of Development (FSOD) map on May 7, 2019 and grading plans on May 22, 2019. Comments provided on May 23, 2019.
- On-site subdivision flags approved April 30, 2019.
- Applicant proposes house plotting changes.

Project Map:



Current Status:

- Under construction.
- Model homes are open.
- Waiting for revised FSOD map.
- Precise Grading Plans received December 23, 2019 – Planning approved Precise Grading on January 6, 2020

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



Prado Homes (MAP ID: PRDH)

Project:	Prado Residential Development by Lennar
Project No.	PLN18-20008
Project Location:	Southeast corner of Cucamonga Creek Channel and Schleisman Road
Project Description:	Major Development Review to develop a gated community of 243 attached and detached single-family homes on approximately 19 acres at Tract 35751 on Schleisman Road.
Planner:	Allen Lim

Notes:

- Received application on February 22, 2018.
- Planning Commission approval on June 20, 2018.
- Approved final site of development on December 10, 2018.
- Approved construction plans and fence and wall plan on March 7, 2019.
- HOA production landscaping plans approved on March 13, 2019.
- Temporary Use Permit (TUP) for model home complex and sales trailer approved on March 13, 2019.

Project Map:



Current Status:

- Project site is currently undergoing grading.
- Model homes are under construction.
- Revised HOA landscape plans approved May 16, 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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Pulte Homes (MAP ID: PLTH)

Project:	Pulte Residential Development
Project No.:	PLN18-20038
Project Location:	Southeast corner of Limonite Avenue and Scholar Way (west of Cloverdale Marketplace)
Project Description:	Minor Development Review for a Master Home Plan consisting of 79 residential units. This tract (Tract No. 28943) was approved and finalized by the County prior to cityhood.
Planner:	Allen Lim

Notes:

- Received application on July 9, 2018. This is a recorded subdivision; application is for the review of the design of the homes only.
- Approval letter sent on August 31, 2018.
- Revised architectural plans approved October 10, 2018.
- Construction building plans approved October 30, 2018.
- Site is being graded consistent with the recorded subdivision map.
- Approved construction fence and wall plans on March 7, 2019.
- Temporary Use Permit (TUP) for sales office approved March 26, 2019.
- On-site Subdivision Flags Signage approval letter sent on March 27, 2019.
- Received revised elevations for Lot 54 on April 25, 2019 and comment provided on May 2, 2019.
- Final revised elevation for lot 54 received on May 21, 2019; approved on May 22, 2019.

Project Map:



Current Status:

- Approved by Planning Director
- Models homes opened on March 9, 2019.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Pizza Hut with Pickup Window (MAP ID: PZA)

Project:	Restaurant with Drive-Up Pickup Window (Pizza Hut)
Project No.	PLN18-20037
Project Location:	Northwest corner of Hamner and Schleisman Ave (between Fire Station 27 and 99 Cents Only Store)
Project Description:	<ul style="list-style-type: none"> Major Development Review for the development of a restaurant (proposed to be a Pizza Hut) with a drive-through pickup window. Two Conditional Use Permits for the operation of the drive-through lane and alcohol sales for on-site consumption. Tentative parcel map to subdivide the site into two parcels.
Planner:	Emily Elliot

Notes:

- Received application on July 2, 2018; has been routed to the other departments for review.
- Application incomplete letter sent to applicant on July 18, 2018.
- Met with 7-Eleven applicants on August 15, 2018, to discuss their building design
- Comment letter to applicant on September 17, 2018.
- Received e-mail from applicant on December 27, 2018 requesting removal of 7-Eleven from the application and refund for CEQA review.
- Received second submittal March 11, 2019.
- Second Incompleteness letter out to applicant April 10, 2019.
- Comment letter sent out to applicant on April 29, 2019.

Project Map:



Current Status:

- Received third submittal on August 22, 2019.
- Tentative Parcel Map No. 37532 Consideration and Approval by the Planning Commission on November 20, 2019.

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



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Sunshine Growers (MAP ID: SUN)

Project:	Sunshine Growers Nursery
Project No.:	PLN18-20040
Project Location:	North of Riverside Drive; south of SR 60, east of Milliken Avenue, west of I-15; (Assessor's Parcel Number 156-030-021, -023, -030, and -031)
Project Description:	Major and Minor Development Review for the installation of a 20,000 square-foot greenhouse for a plant nursery for Sunshine Growers Nursery located on Riverside Dr. and Hamner Ave.
Planner:	Allen Lim

Notes:

Major Development Review

- Applications received on July 25, 2018 and October 3, 2018.
- Approved by Planning Commission on October 17, 2018.
- Approval letter and development plans sent on November 5, 2018.
- Construction plans for the nursery, retail, and wall for the trash enclosure received on April 8, 2019. Comment provided on April 23, 2019.
- Waiting for submittal for installation of propane gas from applicant.
- Grading plans received April 3, 2019. Comments provided April 24, 2019.
- Landscape plans received May 15, 2019. Comments provided May 23, 2019.

Project Map:



Current Status:

- Approved.
- Grading plans approved June 17, 2019
- Landscape plans approved June 20, 2019
- Construction plans approved July 17, 2019
- Awaiting submittal for freeway-oriented sign.

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Planning Department Major Projects Summary
October 21, 2020

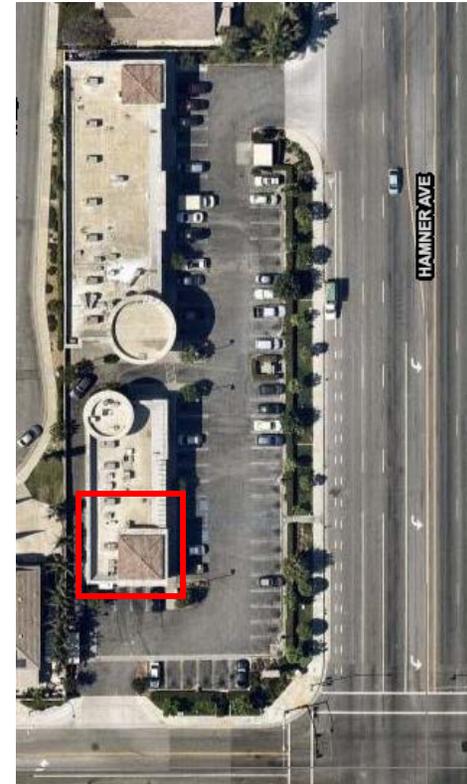
7-Eleven Hamner and Riverboat Appeal (MAP ID: 711HR)

Project:	Existing 7-Eleven on Hamner and Riverboat Alcohol CUP Amendment Appeal
Project No.	PLN19-20020
Project Location:	6993 Hamner Ave Suite B-1; (Accessor Parcel Number: 164-520-017)
Project Description:	Appeal Planning Commission's denial for an Amendment to Conditional Use permit No. CUP0340, to allow the sales of distilled spirits (hard liquor) in addition to beer and wine (Type 21) at the existing 7-11 convenience store.
Planner:	Allen Lim

Notes:

- Received application on May 28, 2019.
- On June 26, 2019 the City Council approved the appeal.

Project Map:



Current Status:

- Approved

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Yoshiharu C.U.P (MAP ID: YSH)

Project:	Yoshiharu Japanese Ramen Alcohol Conditional Use Permit (CUP)
Project No.	PLN20-20008_CUP_001
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Rancho Road 4910 Hamner Avenue, Suite 150 Assessor's Parcel Number (APN): 160-510-019
Project Description:	<ul style="list-style-type: none"> Conditional Use Permit to allow the sale of beer and wine (Type 41) for on-site consumption within an existing building, and would not authorize any physical changes to the building.
Planner:	Allen Lim

Notes:

- Received application and routed out for department review on March 04, 2020
- Received feedback on March 18, 2020
- Planning Commission approved the project on May 20, 2020
- Planning Department approved the project on June 01, 2020
- Applicant provided signed Conditions of Approval

Project Map:



Current Status:

- Approved

1. New projects are added to the bottom of the list as they are submitted.
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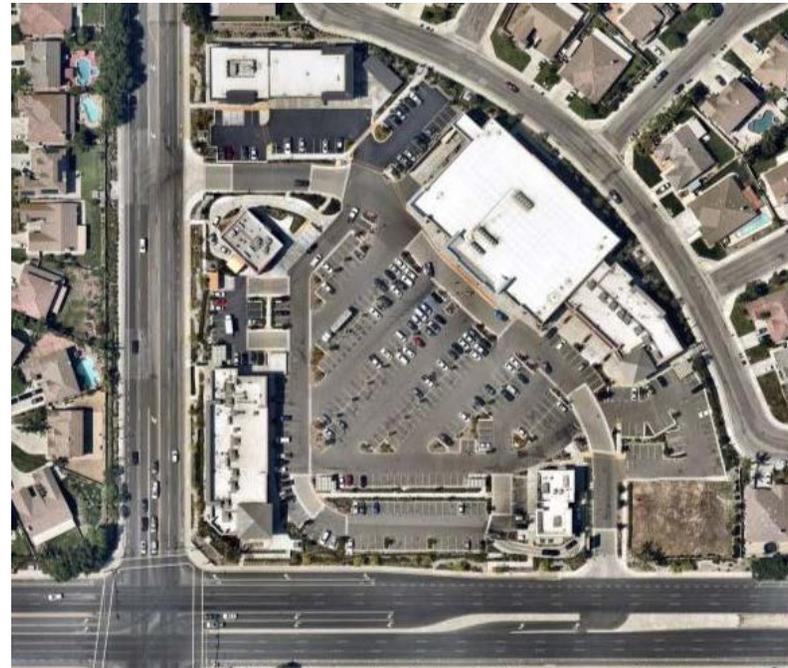
Big Wok C.U.P (MAP ID: WOK)

Project:	Eastvale Marketplace Big Wok Alcohol CUP
Project No.	PLN19-20018
Project Location:	Eastvale Marketplace 13394 Limonite Avenue Suite 100; (Accessor Parcel Number: 164-030-039)
Project Description:	Conditional Use Permit to allow the sales of beer and wine for on-site consumption.
Planner:	Allen Lim

Notes:

- Received application on May 15, 2019.
- Incompleteness letter sent to Applicant on June 10, 2019.
- Requested information received on July 8, 2019.
- Staff is in preparation of staff report and materials for Planning Commission meeting.
- Project presented to Planning Commission for consideration on September 18, 2019. Planning Commission voted 5-0 approving the project.

Project Map:



Current Status:

- Approval Letter and Conditions of Approval provided to applicant for signature on 10/1/2019 – Signature Received 10/2/2019
- Provided Signed Conditions of Approval to Alcohol Beverage Control.

1. New projects are added to the bottom of the list as they are submitted.
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Jono's C.U.P (MAP ID: JONO)

Project:	Jono's Simple Japanese Alcohol CUP
Project No.	PLN19-20042
Project Location:	6987 Hamner Ave Suite #7 (NWC of Riverboat Dr. and Hamner Ave.) ; (Assessor's Parcel Number: 164- 520-017)
Project Description:	<ul style="list-style-type: none"> Conditional Use Permit for alcohol sales at Jono's Simple Japanese Food for on-site consumption.
Planner:	Allen Lim

Notes:

- Received application on October 23, 2019.
- Application incompleteness letter provided to applicant 10/30/19
- Requested information received on 10/30/19
- Routed to other departments for review on 10/31/19
- Department comments received 11/14/19
- Staff is in preparation of staff report and materials for Planning Commission meeting.

Project Map:



Current Status:

- Planning Commission consideration and approval on December 18, 2019
- Approval Letter, Conditions of Approval, and Public Convenience/Necessity Letter provided to applicant for signature on 12/31/2019
- Signed Conditions of Approval received 12/31/19

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



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Planning Department Major Projects Summary
October 21, 2020

Gossett Self-Storage (MAP ID: GOSS)

Project:	Gossett Development Self-Storage Major DR, CUP, CoZ, GPA
Project No.:	PLN19-20047
Project Location:	14555, 14577, and 14587 Chandler Street; (Assessor's Parcel Number: 144-120-002, -003, -004)
Project Description:	<ul style="list-style-type: none"> Major Development Review for the development of 142,839 square foot self-storage facility on 3 parcels totaling 4.1 acres Conditional Use Permit to permit the self-storage facility Change of Zone from A-1 Light Agriculture to C-1/C-P General Commercial General Plan Amendment from Low Density Residential to Commercial Retail

Planner: Jason Killebrew (previously Aaron Lobliner)

- Notes:
- Received pre-application on November 6, 2019
 - Pre-application was routed out for comments from other departments on November 12, 2019

Project Map:



Current Status:

- Received application for Major DR, CUP, CoZ, and GPA on January 27, 2020
- Routed for comments from other departments on February 3, 2020.
- Received comments on February 17, 2020
- The Planning Commission approved the project on July 15, 2020.
- City Council approved the project on September 9, 2020**

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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Van Leeuwen GP Amendment (MAP ID: VAN)

Project:	Van Leeuwen COZ, GPA, ZCA
Project No.	PLN19-20021
Project Location:	13000 Citrus Street; (Accessor Parcel Number: 152-050-050)
Project Description:	General Plan Amendment from low density to high density and Change of Zone from A-2 to R-3 with a senior housing overlay and zone text amendment to create a senior housing overlay.
Planner:	Allen Lim

Notes:

- Received application on May 30, 2019.
- Project presented to Planning Commission for consideration and recommendation to City Council on July 17, 2019. Planning Commission voted 5-0 recommending approval to City Council.
- July 17, 2019, Planning Commission recommended approval to City Council.

Project Map:



Current Status:

- Project presented to City Council for consideration on September 11, 2019. City Council voted 4-0 approving the project.

1. New projects are added to the bottom of the list as they are submitted.
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The Homestead (MAP ID: HSTD)

Project:	The Homestead
Project No.:	PLN19-20026
Project Location:	West of Archibald Avenue at the westerly terminus of Limonite Avenue; (Accessor Parcel Numbers: 144-010-015, -018, -020, -023, -032)
Project Description:	<ul style="list-style-type: none"> ▪ Major Development Review for construction of seven(7) light industrial/ warehouse buildings ▪ Change of Zone from A-2 to I-P ▪ Tentative Parcel Map for subdivision of the site into seven(7) parcels ▪ Variance from the standard landscape shading requirements.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on June 25, 2019.
- Submittal received July 2, 2019; routed to other departments for review.
- Request for proposal of an Environment Impact Report (EIR) sent on July 3, 2019. Proposals due on July 24, 2019.
- EIR screen check draft under review 1/8/20
- Project Under Review
- Received resubmittal 2 on February 6, 2020
- Routed for comments on February 10, 2020
- Received comments on February 24, 2020
- Received resubmittal 3 on March 11, 2020

Project Map:



Current Status

- City Council approved the project on April 8th, 2020
- Planning Commission approved the project on March 18, 2020

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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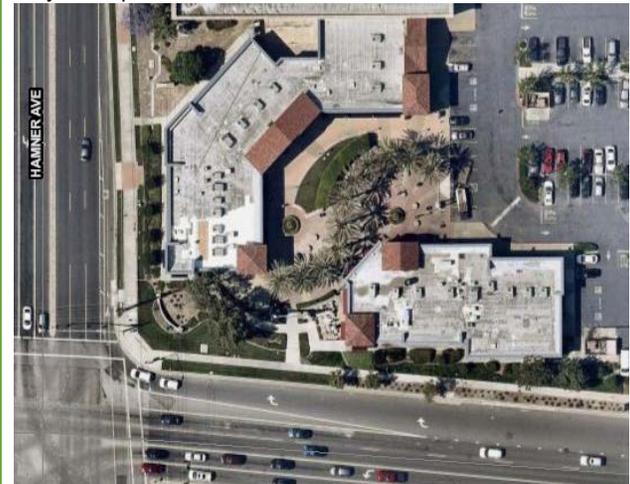
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Fire Wings C.U.P (MAP ID: FWNGS)

Project:	<ul style="list-style-type: none"> • Fire Wings Alcohol CUP
Project No.:	<ul style="list-style-type: none"> • PLN20-20031_CUP_002
Project Location:	<ul style="list-style-type: none"> • Southwest corner of Hamner Avenue and Limonite Avenue at Eastvale Gateway North • Assessor's Parcel Number (APN): 160-230-019
Project Description:	<ul style="list-style-type: none"> • Conditional Use Permit: <ul style="list-style-type: none"> ○ To sell beer and wine (Type 41) for on-site consumption of alcohol at the new Fire Wings restaurant located in Eastvale Gateway North (previously Pick Up Stix)
Project Planner:	<ul style="list-style-type: none"> • Allen Lim
Notes:	<ul style="list-style-type: none"> • Application submitted on July 27, 2020 • Distributed to Development Review Committee; comments and draft conditions are expected by August 17, 2020

Project Map:



Current Status:

- Approved by the Planning Commission on September 16, 2020

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:	Gina Gibson-Williams/ Allen Lim

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.

Project Map:



Current Status:

- 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.

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

October 21, 2020

Public Works Department Update

Prepared By:

Gina Gibson-Williams, Community Development Director

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.

Environmental

Not Applicable.

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

Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

[Attachment 1 - PW Project Updates List](#)

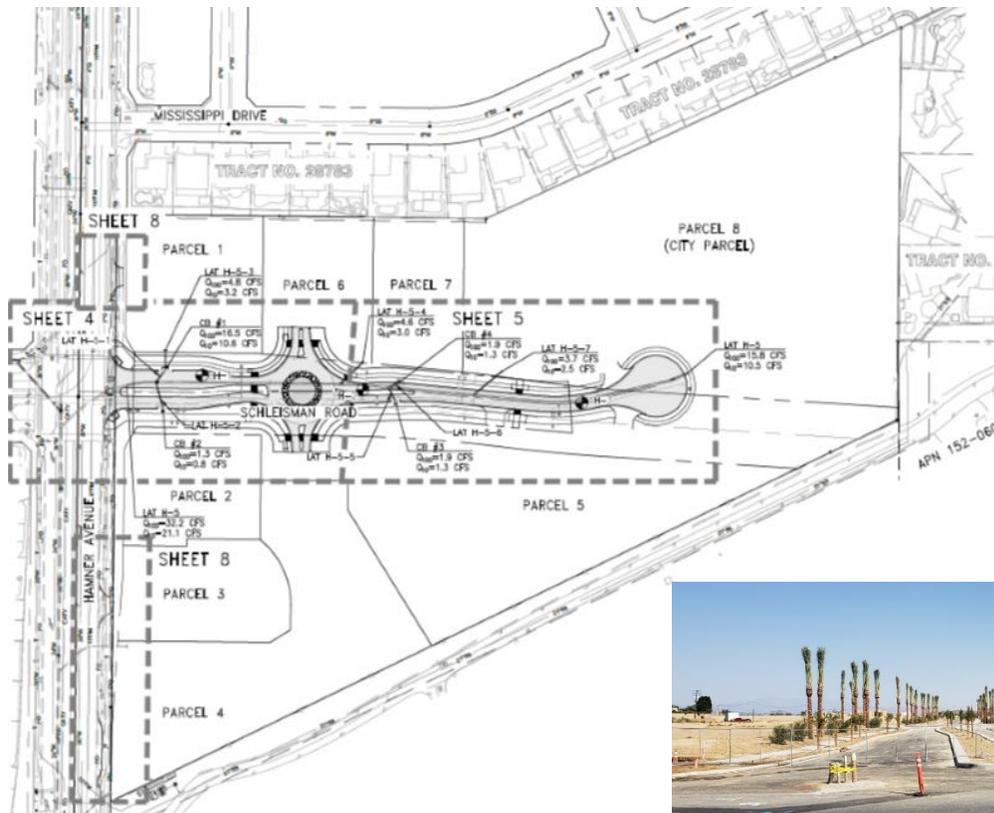
[Attachment 2 - Grants Summary](#)



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	1) Schleisman Extension and Hamner Place Storm Drain Project 2) Hamner Beautification Project
PROJECT DESCRIPTION:	1) Street Improvement along Schleisman Road from the intersection with Hamner Avenue, including curb & gutter, base pavement, roundabout section, domestic water facilities, drainage facilities and storm drain facilities along Hamner Avenue from the intersection of Schleisman Road and Hamner Avenue, to the north. 2) Beautification project includes installation of landscape, hardscape, final cap pavement, pavers, audio system and streetlights.
PROJECT STATUS:	Schleisman Extension and Storm Drain project has been completed. Beautification Project has started in early August.
PROJECT SCHEDULE:	Construction contract was awarded to GMC Engineering, Inc. on June 24, 2020 for the Hamner Beautification Project. The construction is estimated to be completed in November 2020.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Limonite Gap Closure

PROJECT DESCRIPTION: Project will connect from 2,450 LF east of Hellman Ave to Archibald Avenue. The total length of the proposed project is approximately 3,200 LF including a bridge over the Cucamonga Creek. Both road and bridge will serve 4 lanes of traffic including bicycle and pedestrian facilities. A separate pedestrian bridge over the Cucamonga Creek little south of the proposed vehicular bridge, as shown on the below map, is also part of this project.

PROJECT STATUS: Design contract was awarded to Mark Thomas.

PROJECT SCHEDULE: Design contract award date - May 22, 2019
Estimated 30% design complete - December, 2019
Estimated 100% design complete - Fall 2020

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

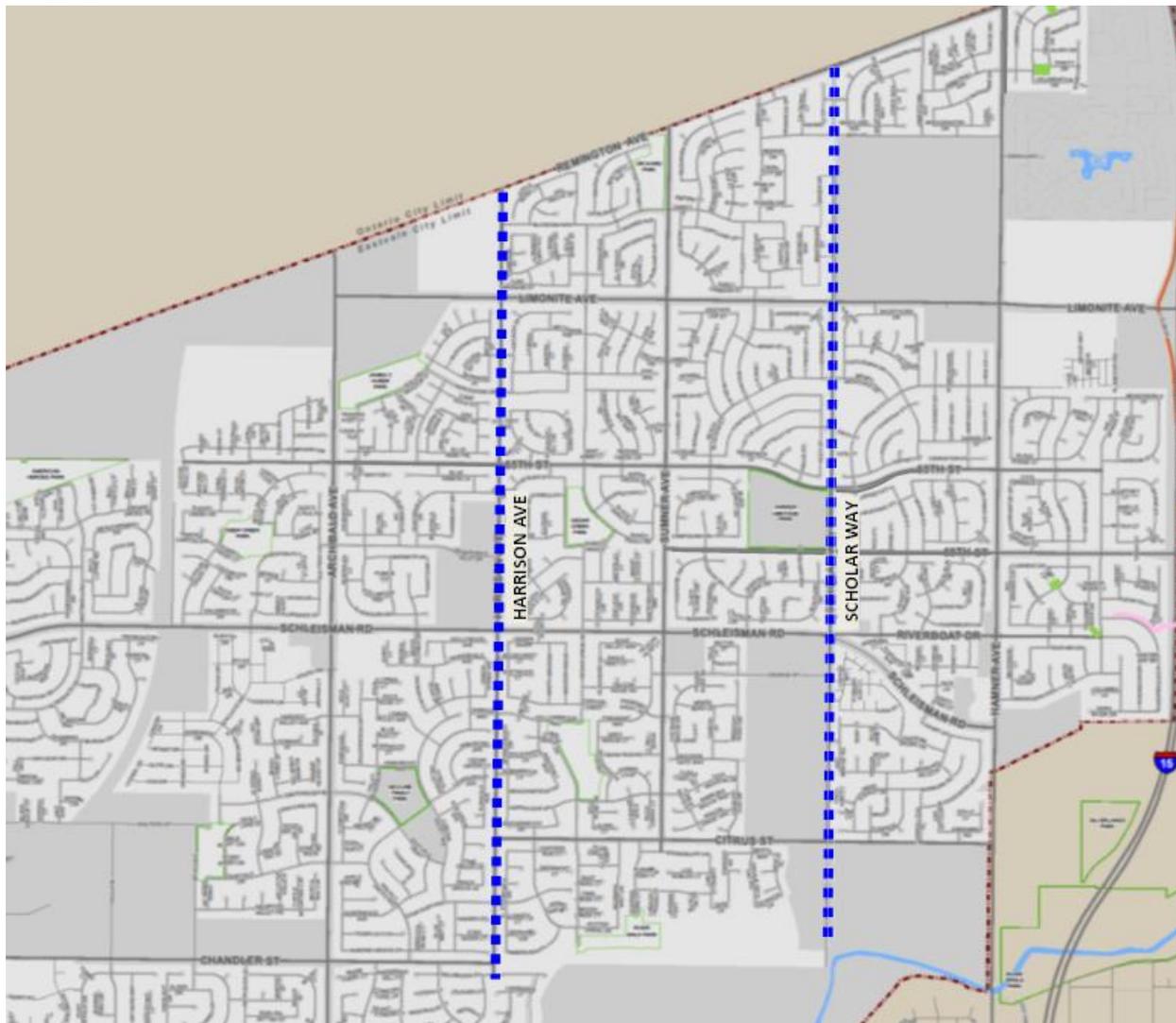
PROJECT NAME: Improvement of Bike Network Connectivity/ATP Trails

PROJECT DESCRIPTION: Project will design and construct nearly 5 miles of trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from north Eastvale to the Santa Ana River Trail on the south.

PROJECT STATUS: Proposals have been received and are under review for the design phase.

PROJECT SCHEDULE: Estimated design contract award date - Fall 2020

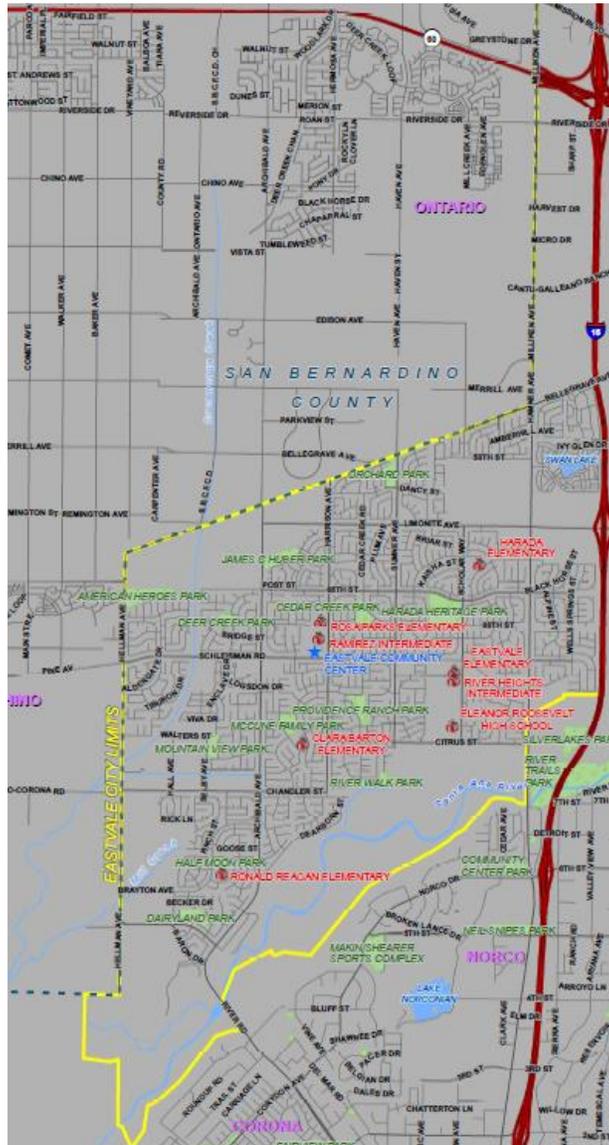
PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Systemic Safety Analysis Report
PROJECT DESCRIPTION:	Perform network collision analysis, identifying safety issues on the City's roadway networks. Development of low-cost systemic countermeasures to prepare for future Highway Safety Improvement Program and other safety program applications.
PROJECT STATUS:	The contract was awarded to Kimley-Horn. A Stakeholder kickoff meeting was held in May and a Countermeasure workshop was held in June. HSIP applications are being prepared.
PROJECT SCHEDULE:	Estimated design contract award date - December 11, 2019 Estimated report completion date - September 2020
PROJECT MAP:	

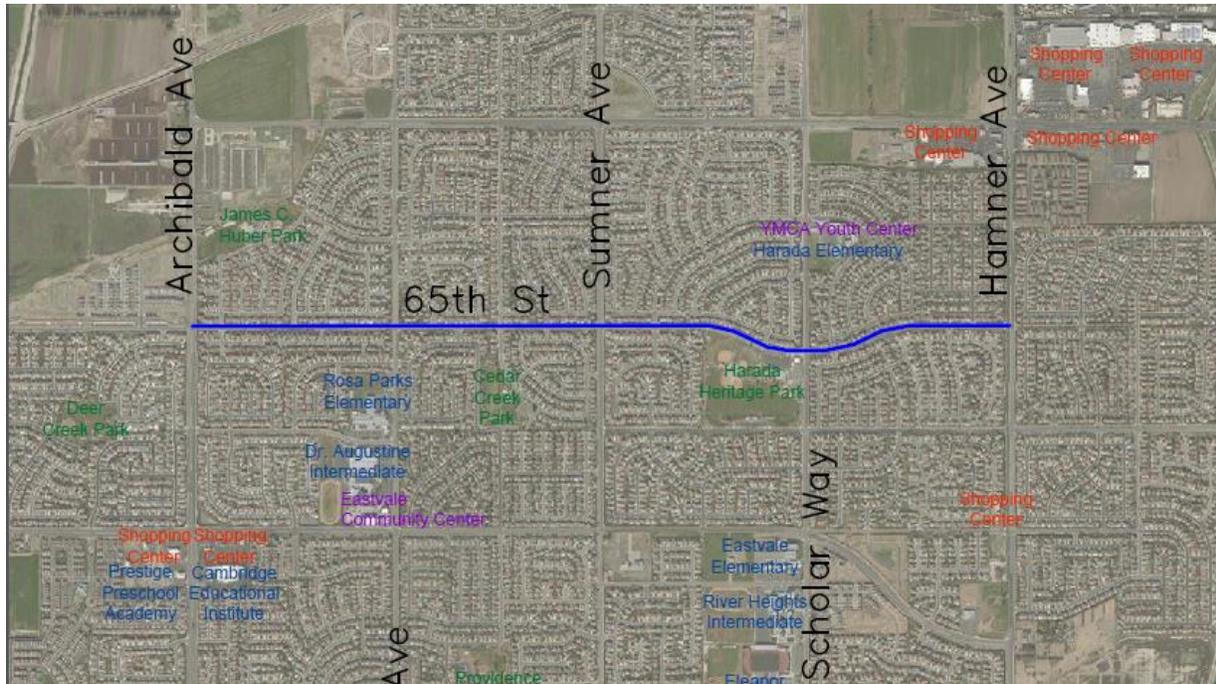




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	SB821 65 th Street Bicycle Safety Enhancement Project
PROJECT STATUS:	Enhance the safety of bicyclists and pedestrians along 65 th Street between Archibald Avenue and Hamner Avenue.
PROJECT STATUS:	On February 5, a public meeting was held to gather the community's input on this project. A proposed work plan is being developed to be presented to the City Manager. The City has two years to complete the project to receive the SB821 reimbursement.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Avenue and Schleisman Road Landscape Median Project
PROJECT DESCRIPTION:	Install landscape in the existing medians on Limonite Avenue (between Sumner and Scholar) and Schleisman Road (between Gypsum Creek and Enclave).
PROJECT STATUS:	Construction Contract was awarded to Aramexx on August 26. The construction is has been started and is estimated to be completed in November.
PROJECT MAP:	

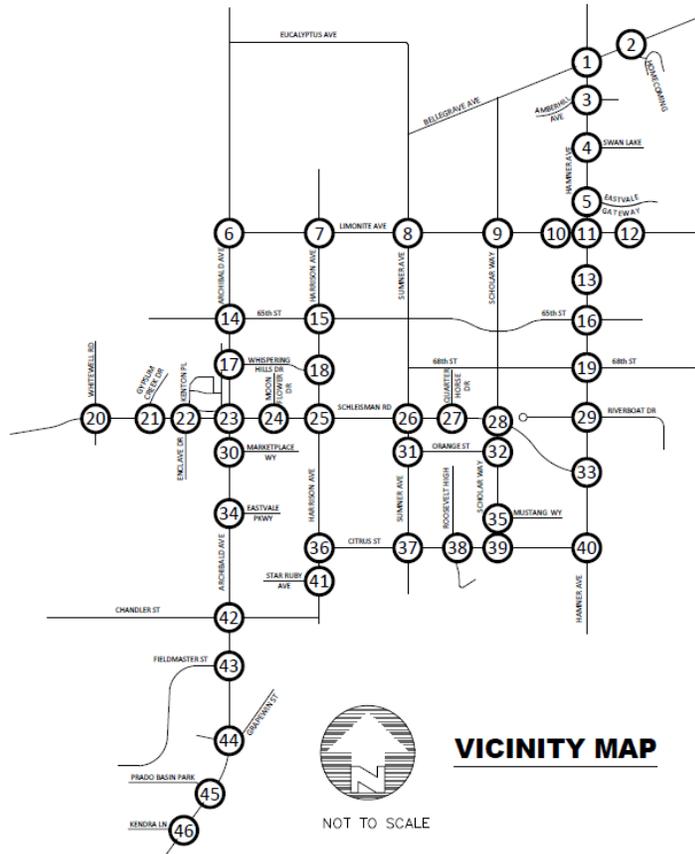




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	HSIP Pedestrian Countdown Head Installation Project
PROJECT DESCRIPTION:	Install pedestrian countdown heads on all existing crosswalks within the City of Eastvale.
PROJECT STATUS:	Construction Contract was awarded to PTM on August 26. The construction will begin on October 19 and be completed in March, 2021.

PROJECT MAP:

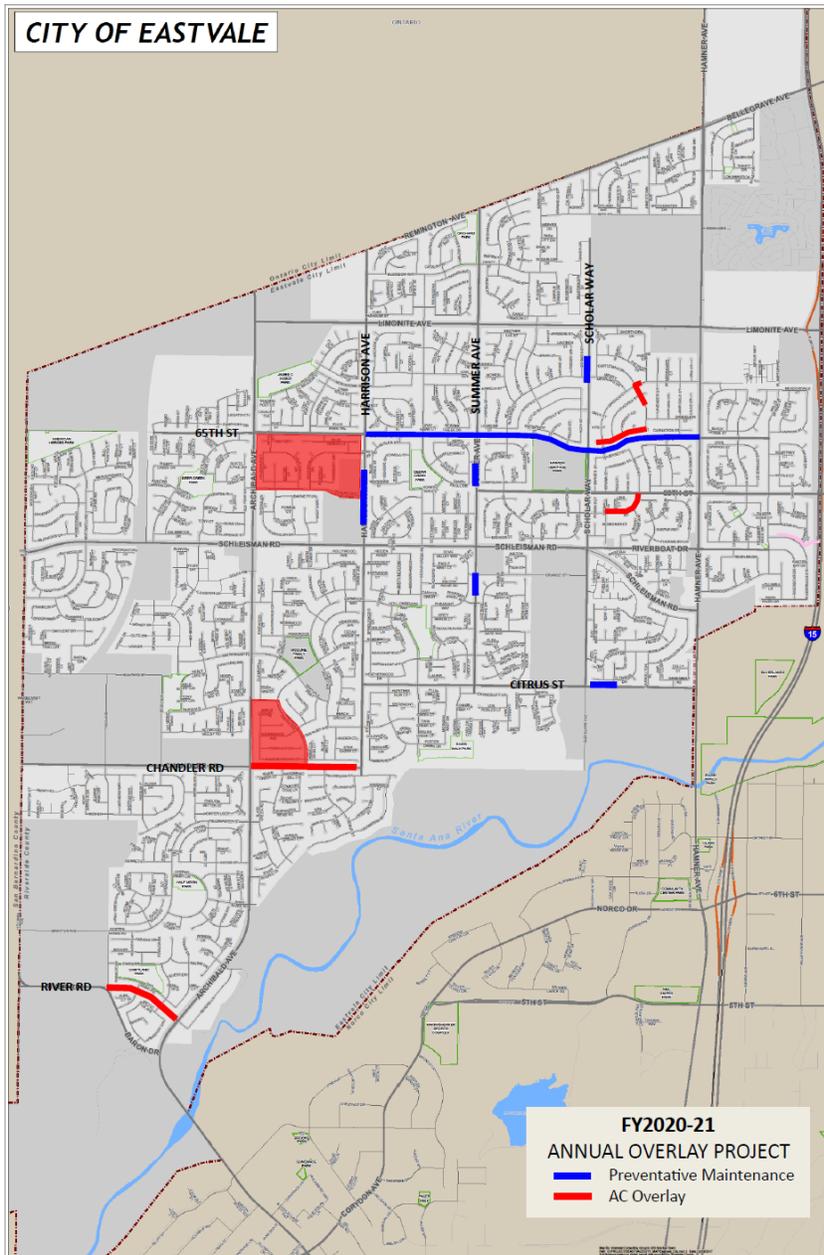




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	2020 Annual Asphalt Concrete Overlay Project
PROJECT DESCRIPTION:	Pavement overlay and preventative maintenance work on various streets within the City.
PROJECT STATUS:	Construction Contract was awarded to Hardy and Harper on August 26. The construction has started and is estimated to be completed in December.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: ADA Transition Plan

PROJECT DESCRIPTION: Program includes preparation and implementation of an ADA Self Evaluation Plan as required under the Americans with Disabilities Act (ADA). Future year funding will support removal of ADA barriers as identified in the Plan. Annual program to provide improvements focusing on ADA accessibility, including curb ramps and sidewalks throughout the City.

PROJECT SCHEDULE: This is an on-going project. Currently, field work is being performed to identify ADA barriers on City streets including curb ramps and sidewalks.





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Traffic Sign Inventory

PROJECT DESCRIPTION: The project will improve roadway safety and traffic through upgrades to existing and/or adding new high-visibility traffic signs.

PROJECT SCHEDULE: This is an on-going project. Currently, field work is being performed to collect data of the existing traffic signs within the City.





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Limonite/I-15 Interchange

PROJECT DESCRIPTION: The improvements consist of a new 8-lane overcrossing, 3 through lanes in each direction plus 2 turn lanes, widening of the off-ramps from 2 to 4 lanes, the addition of 2 new loop on-ramps, and the widening of Limonite Avenue to 4 lanes in each direction between Hamner Avenue to Wineville Avenue. The County of Riverside awarded a construction contract to Atkinson in amount of \$39 million. This project is being managed by the County of Riverside. Construction is estimated to be completed in November of 2019.

PROJECT SCHEDULE: All construction has been completed. The landscape work has been completed and is under plant establishment period.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Maintenance Project

PROJECT NAME: Landscape Improvements at Fire Station No. 27

PROJECT DESCRIPTION: The improvement consists of designing and planting new landscape in front of Fire Station No. 27.

PROJECT SCHEDULE: Concept design has been discussed. In process of procuring landscape architect.

PROJECT MAP:

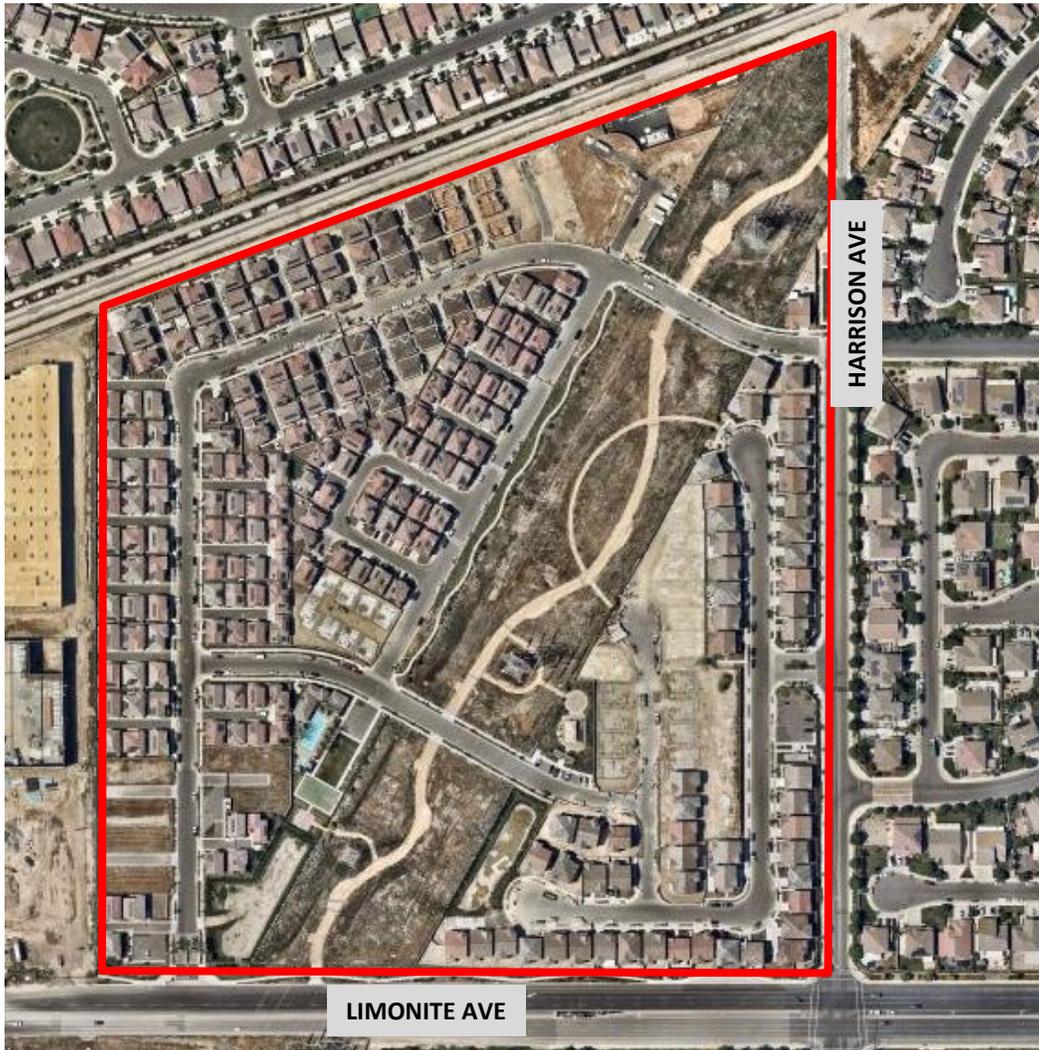




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Stratham Homes (TTM 36775)
PROJECT NUMBER:	PW14-1398
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Harrison Avenue
PROJECT DESCRIPTION:	Improvements include 43.05 gross acres. Improvements include the construction of Limonite Avenue (half street) and Harrison Avenue (half street) and the associated water, sewer, and drainage improvements.
PROJECT STATUS:	<ul style="list-style-type: none">• Offsite improvements completed.• Onsite improvements ongoing.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Prado (TR 35751)

PROJECT LOCATION: Southeast corner of Schleisman Road and Cucamonga Flood Channel

PROJECT DESCRIPTION: Improvements include a development of a gated community of 243 attached and detached single-family homes on approximately 19 acres.

PROJECT STATUS:

- Onsite improvement ongoing
- Offsite improvement completed

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

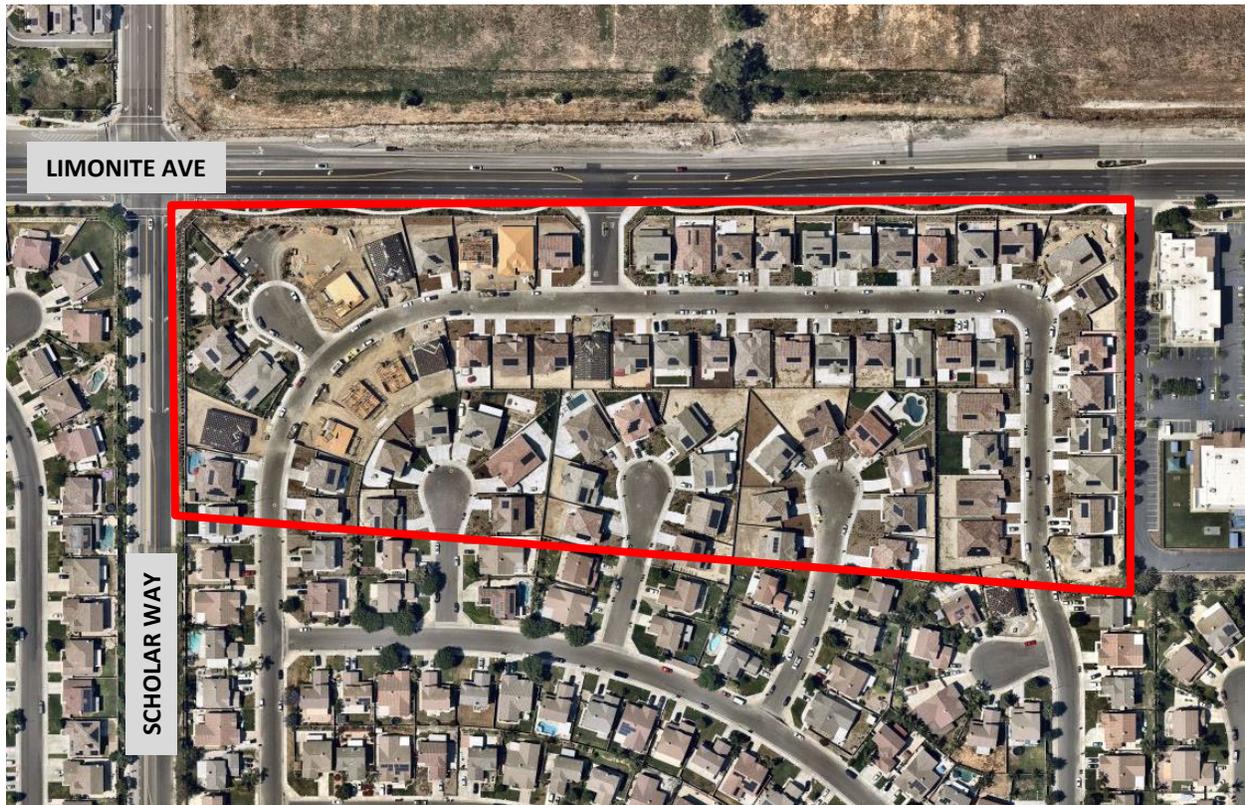
PROJECT NAME: Pulte (TR 28943)

PROJECT LOCATION: Southeast corner of Limonite Avenue and Scholar Avenue

PROJECT DESCRIPTION: Improvements consists of 79 residential units.

PROJECT STATUS: Onsite improvements ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: The Merge

PROJECT LOCATION: Northeast corner of Limonite Avenue and Archibald Avenue

PROJECT DESCRIPTION: Improvements includes 26 gross acres.

PROJECT STATUS: Onsite improvements ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch
PROJECT NUMBER:	PW16-00011
PROJECT LOCATION:	Northeast corner of Kimball Avenue and Hellman Avenue
PROJECT DESCRIPTION:	Improvements include 98 gross acres with 14 parcels including 4 business park lots, 5 commercial/retail lots and 1 parcel for detention basin for storm drain purposes.
PROJECT STATUS:	<ul style="list-style-type: none">• Offsite improvements completed.• Received submittal for development of parcel 14
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: The Ranch by Transwestern

PROJECT NUMBER: PW19-11322

PROJECT LOCATION: East end of Limonite Avenue west of the Cucamonga Creek

PROJECT DESCRIPTION: Improvements include 20 gross acres including 2 light industrial warehouses.

PROJECT STATUS: Rough grading permit has been issued

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Vantage Point Church

PROJECT NUMBER: PW15-1174

PROJECT LOCATION: Northeast corner of Archibald Avenue and Prado Basin Park Road

PROJECT DESCRIPTION: Improvements include development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres.

PROJECT STATUS:

- Onsite improvement ongoing
- Utility improvements ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Hamner Place

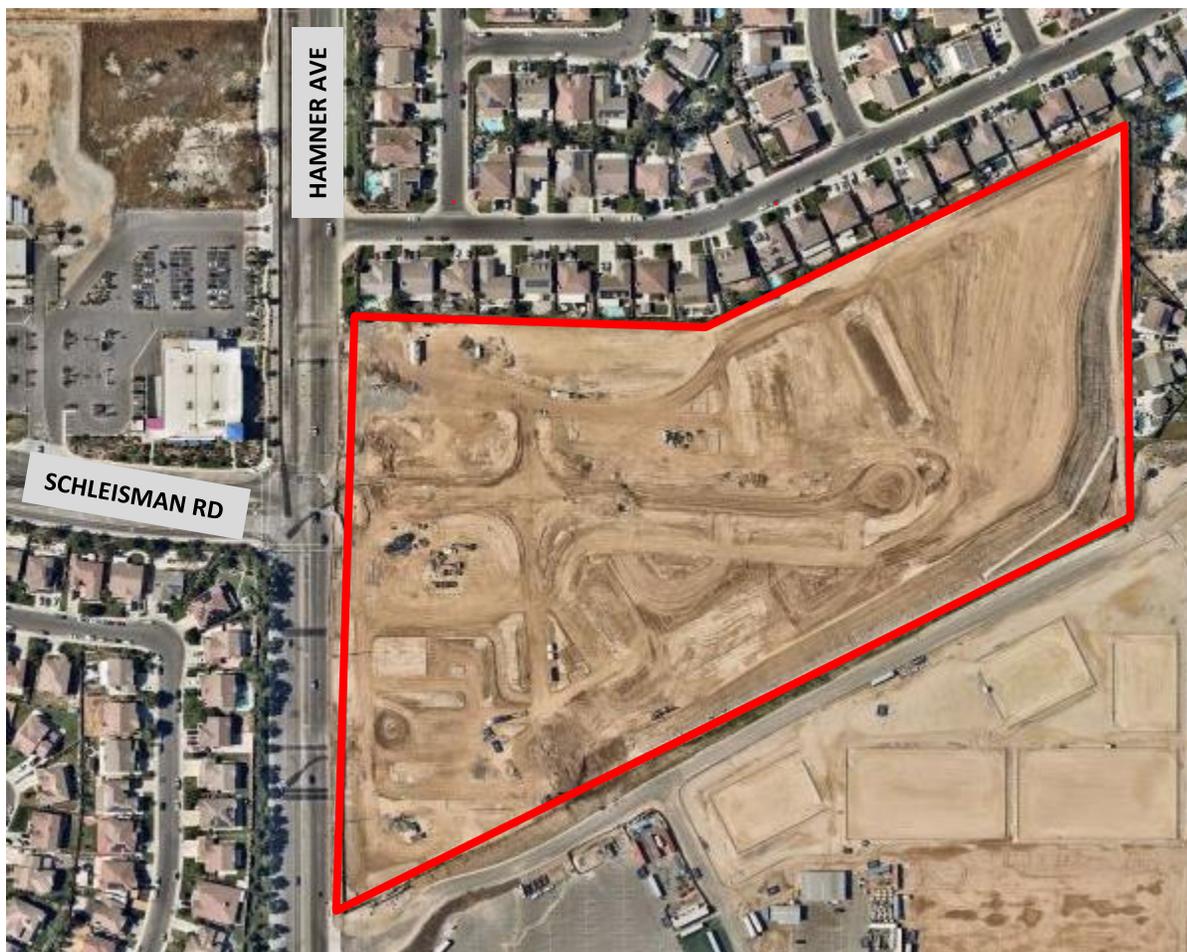
PROJECT NUMBER: PW18-10712

PROJECT LOCATION: East of Hamner Avenue and Schleisman Road

PROJECT DESCRIPTION: Improvements include 21.48 gross acres.

PROJECT STATUS: Onsite improvement ongoing

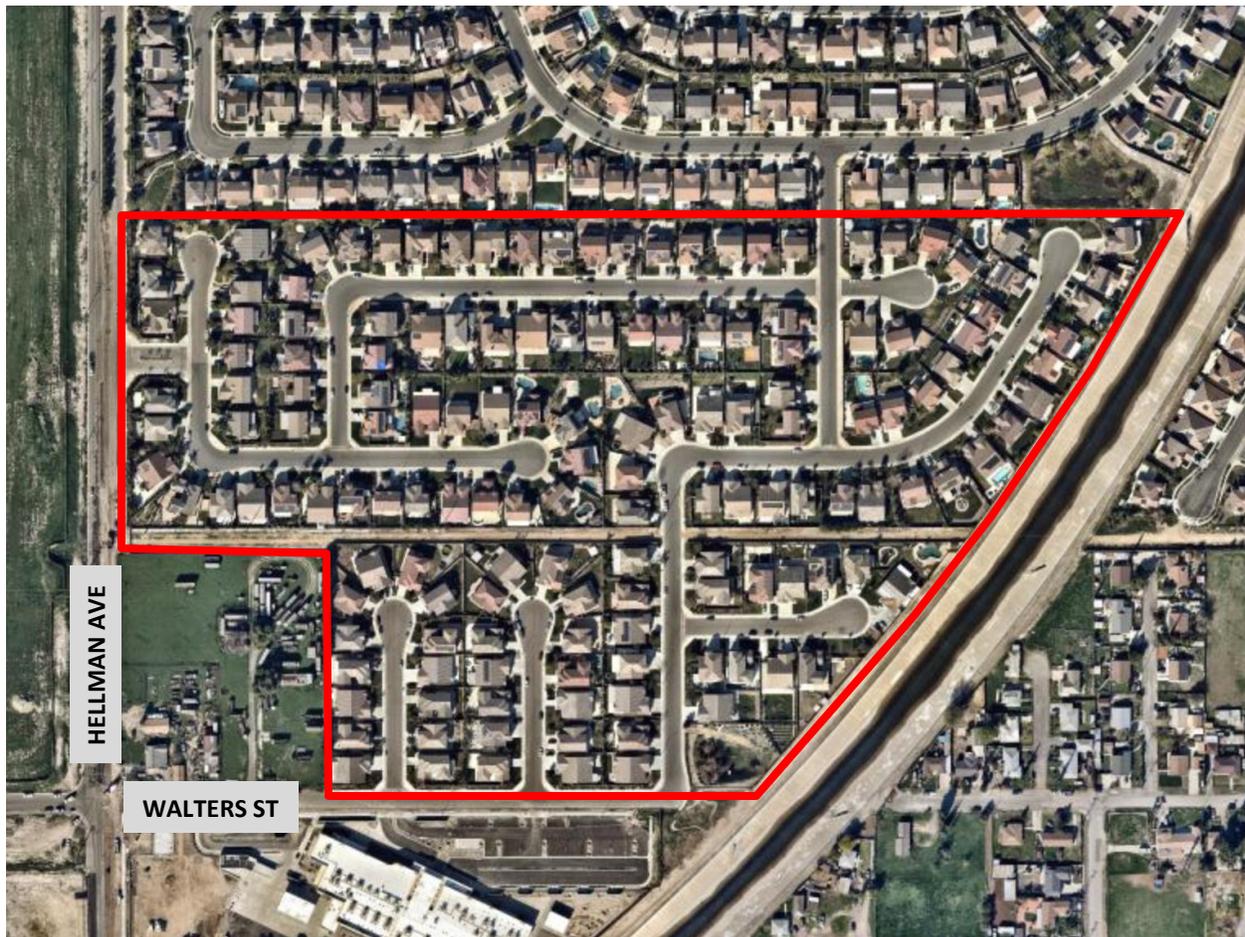
PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Beazer Homes (Tract 31476)
PROJECT NUMBER:	PW12-0679
PROJECT LOCATION:	Northeast corner of Hellman Avenue and Walters Street
PROJECT DESCRIPTION:	Improvements include 40.6 gross acres. Improvements include the construction of Hellman Avenue (half street) and the associated water, sewer, and drainage improvements.
PROJECT STATUS:	Punch list has been issued
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Campus Business Park
PROJECT NUMBER:	PW12-0750
PROJECT LOCATION:	West side of Archibald Avenue south of Limonite Avenue
PROJECT DESCRIPTION:	Improvements includes 53.37 gross acres with 11 development parcels and 6 letter lots.
PROJECT STATUS:	Public improvements completed
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Chevron Gas Station

PROJECT NUMBER: PW15-0913

PROJECT LOCATION: Southwest corner of Hamner Avenue and Riverside Drive

PROJECT DESCRIPTION: Improvements includes 1.67 gross acres.

PROJECT STATUS: Punch list items have been issued

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	99 Cent Store
PROJECT NUMBER:	PW13-1601
PROJECT LOCATION:	Northwest corner of Hamner Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements include 2.67 gross acres. Improvements include all public improvements across the project frontage along Schleisman Road and Hamner Avenue
PROJECT STATUS:	Punch list items remaining
PROJECT MAP:	



PUBLIC WORKS GRANTS SUMMARY

Agency	Grant Name	Project Name	Grant Award	Match	Due Date	Status
AWARDED GRANTS						
RCTC	SB821	65th Street Bicycle Safety Enhancement Project	\$ 350,000.00	\$ -	6/30/2021	Design in process
AQMD	Mobile source Air Pollution Reduction Committee (MSRC)	Electrical Vehicle Charging Stations	\$ 110,000.00	\$ 110,000.00	7/6/2024	In communication with developers to install EV charging stations
Caltrans	Highway Safety Improvement Program (HSIP)	Accessible Pedestrian Signal and Countdown Installation	\$ 206,500.00	\$ 83,500.00	36 months after Notice-to-Proceed from Caltrans	Under construction
CalRecycle	Rubberized Pavement Grant TRP 10	Annual Overlay Project	\$ 203,180.00	\$ -	4/1/2021	Will commence with the next Annual Overlay Project
CTC/ Caltrans	Active Transportation Project	Improvement of Bike Network Connectivity	\$ 6,471,000.00	\$ 1,620,000.00	6/30/2025	Received proposals for design consultants
Caltrans	Systematic Safety Analysis Report Program (SSARP)	Systematic Safety Analysis Report	\$ 80,190.00	\$ 8,910.00	Summer 2020	Selected consultant (Kimley-Horn) preparing SSAR to submit 2020 HSIP grant application.
Flood Control District	Zone 2 Funding	Line H Extension Project	\$ 933,552.60	\$ -		Completed
FUTURE GRANTS						
CTC/ Caltrans	Local Partnership Program	Limonite Gap Closure Project	\$ 10,900,000.00	\$ -	June 2020	Grant application has been submitted
CTC/ Caltrans	Active Transportation Project	Cucamonga Creek Bridge	\$ 1,999,000.00	\$ -	September 2020	Grant application has been submitted
CTC/ Caltrans	Active Transportation Project	Southeast Eastvale Safe Routes to School Gap Closures	\$ 1,420,000.00	\$ -	September 2020	Grant application has been submitted
EDA	EDA Assistance Program (CARES Act)	Limonite Business Hub - Gap Closure	\$ 6,000,000.00	TBD	September 2020	Grant application submitted
EDA	EDA Assistance Program	Hamner Place Infrastructure	\$ 8,000,000.00	TBD	September 2020	Grant application being prepared



AGENDA STAFF REPORT

Planning Commission Meeting

PUBLIC HEARINGS

Agenda Item No. 8.1

October 21, 2020

PLN20-20045– Conditional Use Permit to Sell Alcoholic Beverages at 12768 Limonite Ave. Suite No. 101

Prepared By:

Gina Gibson-Williams, Community Development Director

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find the project exempt from the California Environmental Quality Act (Class 1: Existing Facilities - Section 15301); and
2. Approve a Conditional Use Permit (PLN20-20045) for the on-site sale of beer, wine, and distilled spirits in conjunction with an existing restaurant (Jinya Ramen), based on the findings of this report and subject to the conditions of approval.

Summary

The City of Eastvale Planning Division received a Conditional Use Permit application requesting the on-site sale of beer, wine, and distilled spirits for an existing sit-down restaurant (Jinya Ramen), within the Cloverdale Marketplace retail center located at 12768 Limonite Ave. Suite No. 101 (Assessor's Parcel Number: 164-700-001). The existing building, and has been approved and construction has been completed (with the exception to tenant improvements of suite No. 101).

Background

Location:

Jinya Ramen Restaurant is located in the Cloverdale Marketplace retail center (southwest corner of Hamner Avenue and Limonite Avenue). The center's location is shown in **Figure 1 of Attachment 1**.

Project Description:

The applicant has applied for a Type 47 Beer, Wine, and Distilled Spirits Alcohol License from the California Department of Alcoholic Beverage Control (ABC) to allow the sale of beer, wine, and distilled spirits for on-site consumption. Pursuant to the Eastvale Zoning Code, the sale of alcohol requires approval of a Conditional Use Permit. An approved Conditional Use Permit in conjunction with a license from ABC is required to sell beer, wine, and distilled spirits.

The restaurant is proposing to operate between the hours of 11:00 AM to 11:00 PM (Monday through Thursday) and 11:00 AM to 1:00 AM (Friday and Saturday). The restaurant is proposing to sell beer, wine, and distilled spirits until 10:00 PM (Monday through Thursday) and 12:00 AM (Friday and Saturday). Jinya Ramen customers would order food with beer, wine, or distilled spirits from their table or the bar seating area, and would have their drinks served by a trained employee. Responsible Beverage Service Alcohol training course would be required by servers taking beer, wine, and distilled spirits orders.

The applicant has provided a floor plan to illustrate the proposed beer, wine, and distilled spirits storage locations (Please see **Figure 2 in Attachment 1**). Cold beer and wine will be stored inside a refrigerator and a wall mounted beer-tap behind the front counter of the bar. Additional beer, wine, and distilled spirits storage will be located in the back of the restaurant on dry-storage racks or keg shelving. Distilled spirits will be stored and displayed on shelves behind the front counter of the bar.

On-Site Sales of Alcohol in Eastvale:

The chart below lists the business names and type of alcohol sales in the Cloverdale Marketplace retail center (Tract 406.15):

Name	Type	On-Site/Off-Site
Jinya Ramen	Restaurant	On-Site Type 47
Rubios Fresh Mexican Grill	Restaurant	On-Site Type 41
Pita Street	Restaurant	On-Site Type 41

All three (3) of the locations listed above provide on-site sale of alcohol and are denoted in **Figure 3 of Attachment 1**.

Alcoholic beverages for on-site consumption are currently sold or approved for at 25 locations in Eastvale. Shown in the table below, many of the locations are in close proximity to each other.

Of the 25 locations in the City which sell alcohol for on-site consumption, 19 only sell beer and wine, while the other six (6) also sell distilled spirits (Please see **Figure 4 in Attachment 1**).

Beer and Wine

1. Big Wok (Griddle Mongolian Grill)
2. Blaze Fast Fired Pizza
3. Lucky Kitchen
4. Pizza Hut
5. Rubio's Fresh Mexican Grill
6. Chipotle Mexican Grill
7. MOD Pizza

8. Corky's Kitchen & Bakery
9. Tio's Mexican Restaurant
10. Luna Grill
11. Jono's Simple Japanese Food
12. Si Como No
13. Mes Amies Nails & Beauty Lounge
14. Pieology
15. Mes Amies Nails & Beauty Spa
16. Pita Street
17. Yoshiharu Japanese Ramen
18. GCC CR-6A (Restaurant) – Awaiting ABC License
19. Fire Wings – Awaiting ABC License

Beer and Wine + Distilled Spirits

1. Buffalo Wild Wings - Type 47 and 77
2. Carino's Italian Kitchen
3. Applebee's Neighborhood Grill and Bar
4. On The Border
5. Zip Fushion Sushi
6. GCC CR-C (Food Hall) – Awaiting ABC License

Outside of Eastvale (On-Site Tract 406.15)

1. BevMo - Type 42 (Jurupa Valley)
2. Philly's Best – Type 41 (Jurupa Valley)
3. Wabi Sabi – Type 41 (Jurupa Valley)
4. The Asada Grill – Type 41 (Jurupa Valley)

Census Tract:

Alcoholic Beverage Control (ABC) has provided information on the maximum number of on-site alcohol sales (before it is considered over-concentrated) for each census tract in Eastvale. The maximum number of authorized alcohol sales licenses is determined by the population density for each census tract. Overconcentration is considered when the maximum number of authorized liquor licenses are exhausted in a census tract.

In the event there is an over-concentration of on-site alcohol licenses for a census tract, the project may still be approved by the Planning Commission but would require a letter of "Public Convenience and/or Necessity" to be sent to ABC prior to any issuance of a liquor license.

Jinya Ramen is located in census tract 406.15. Currently, there are 8 active on-site alcohol sales licenses located within census tract 406.15. The maximum allowed licenses for on-site alcohol sales on the tract, before considered over-concentrated, is eight (8). Of the 8 licenses, 4 are located in Eastvale; Rubio's Fresh Mexican Grill, Corky's Kitchen and Bakery, Pita Street, Jono's Simple Japanese Food (See **Figure 5 and Figure 6 of Attachment 1**).

Although tract 406.15 is considered as over-concentrated for on-site alcohol sales with the addition of Jinya Ramen, Staff supports the operation of on-site alcohol sales at Jinya Ramen, as the establishment

has demonstrated that it will have policies and procedures, with regards to the sale of alcohol, which will enhance customer and employee safety. The establishment has also shown, with the consideration of the other food services within the area, that it will differ from the comparable restaurants from the style and type of cuisine served, providing a unique dining experience for the City of Eastvale. In addition, the four (4) other on-site sale of alcohol locations (not in Eastvale) resides in The City of Jurupa Valley's Bevmo, Philly's Best, Wabi Sabi, and The Asada Grill.

Safety:

The Riverside Sheriff's Office (RSO) has reviewed the request and does not foresee any problem: resulting from the sale of alcohol as proposed by the applicant at this location. RSO recommended additional conditions, such as requirements for video surveillance, employee training for alcohol sales, and halting the sale of alcohol one hour before closing. Recommended conditions of approval are included in **Attachment 2**.

In addition to the City's conditions of approval, the project will be subject to the requirements of the State of California Department of Alcoholic Beverage Control (ABC). The ABC places restrictions on alcohol sales, location of consumption, hours of operation, and loitering. A summary of regulations and types for alcohol sales are included as **Attachment 4 and Attachment 5**.

Because RSO does not foresee problems with the proposed sale of alcohol, and because the sale will be subject to state law and enforcement by the ABC, and alcohol sales of this type are an accepted and normal part of the regular operation of restaurants in Eastvale, staff recommends that the Planning Commission approve the Conditional Use Permit.

Conditional Use Permit/Discussion/Analysis:

In order to approve the conditional use permit, the Planning Commission must be able to make the following three findings:

1. The proposed use is consistent with the General Plan and all applicable provisions of this code.
2. The establishment, maintenance or operation of the use applied will not under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in neighborhood of such use, or the general welfare of the City.
3. If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan which are discussed below.

Required Findings: General Plan Consistency and Zoning Code Compliance

The General Plan land use designation for the project site is Commercial Retail (CR), which allows the development of commercial retail uses at a neighborhood, community, and regional level as well as professional office and visitor-oriented commercial uses.

The proposed alcohol use will occur in a General Commercial (C-1/C-P) Zone which allows for a wide range of development and is designed to provide for integration of retail and service commercial uses. All on and off-site alcohol sales in the City of Eastvale requires a Conditional Use Permit.

Summary: The first finding **can** be made. Detailed findings are in the proposed Resolution attached to this staff report as **Attachment 3**.

Required Finding: This use will not be detrimental to the Neighborhood.

The restaurant will be located in a unit of an existing building in a retail center that has been configured to accommodate retail uses. The project would allow the sale of beer, wine, and distilled spirits in a restaurant setting. The sale of beer, wine, and distilled spirits would be allowed during the operation of the business and the serving of alcohol has been conditioned to end one hour prior to close of business.

The sale of beer, wine, and distilled spirits during the operation of a restaurant is compatible to many existing restaurants in the City. The sale of beer, wine, and distilled spirits in a restaurant is an ancillary use to the main operation of the restaurant.

RSO has reviewed the proposed sale of beer, wine, and distilled spirits at this location and does not foresee any conflicts. Thus, establishment maintenance, or operation of the alcohol sales will not, under the circumstances of this particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the City.

Summary: Granting this conditional use permit will not be detrimental to the neighborhood, therefore, the second finding **can** be made.

Required Finding: Consistency with the Chino Airport Land Use Compatibility Plan.

The proposed project is not located in the Chino Airport Influence Area.

Summary: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan. Since the project is not located in the Chino Airport Influence Area, the third finding **can** be made.

Environmental

Conditional Use Permit (CUP) No. PLN 20-20045 would allow the sale of beer, wine, and distilled spirit for on-site consumption at an existing building located in the retail center at the southwest corner of Hamner Avenue and Limonite Avenue. According to CEQA Guidelines Section 15301, Existing Facilities an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed CUP would allow the sale of beer and wine for on-site consumption at a restaurant. The proposed CUP does not result in physical changes to the existing structure or environment because the CUP would not change the interior or exterior design of the building beyond what has been previously approved. Therefore, the proposed CUP qualifies for a Class 1 exemption (Section 15301) and no further CEQA documentation is required.

Strategic Plan Action - Priority Level: 1A | Target #: 3 | Goal #: 1

Focus on fine dining, culture dining, artsy dining, and ethnic dining options for future development in the City.

Fiscal Impact

The business will generate revenue from food and beverage items that are subject to sales tax.

Prior City Council/Commission Action

August 21, 2013 - Project No. 13-0510 - Approval of Conditional Use Permit for on-site sales of beer and wine (Type 41) in a new restaurant ("Ponino's Pizzarena") located in the Cloverdale Marketplace at 12768 Limonite Ave., Suite No. 101.

Attachment(s)

[Attachment 1 - Exhibits](#)

[Attachment 2 - Exhibit A - COA](#)

[Attachment 3 - Resolution Jinya Ramen PLN20-20045.docx](#)

[Attachment 4 - ABC Regulations](#)

[Attachment 5 - License Type](#)

[Attachment 6 - Convenience or Necessity Letter](#)

[Attachment 7 - Mailing Labels and 1000 ft. Radius Map](#)



Figure 1. Center Location



Figure 2. Floor Plan

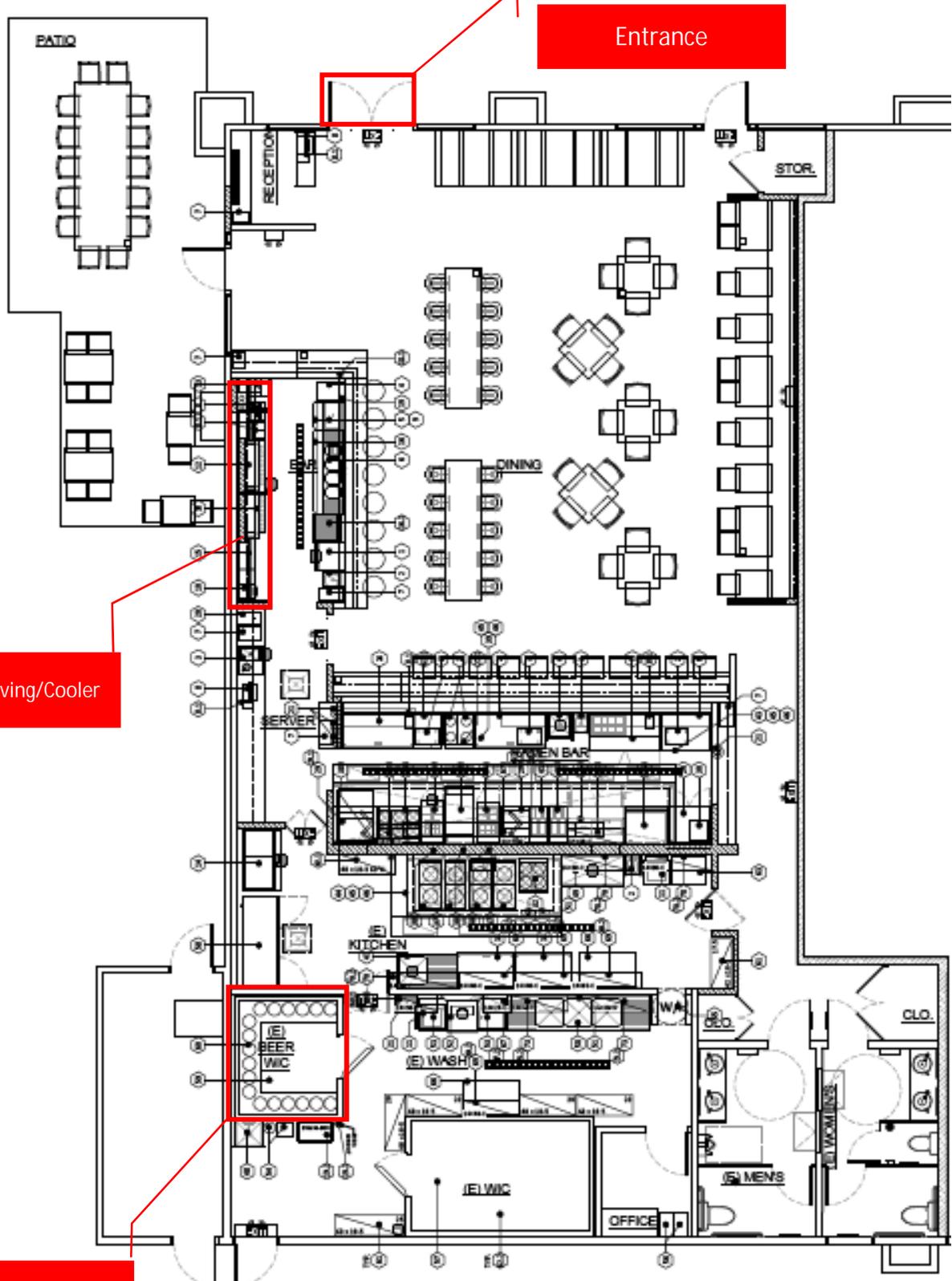
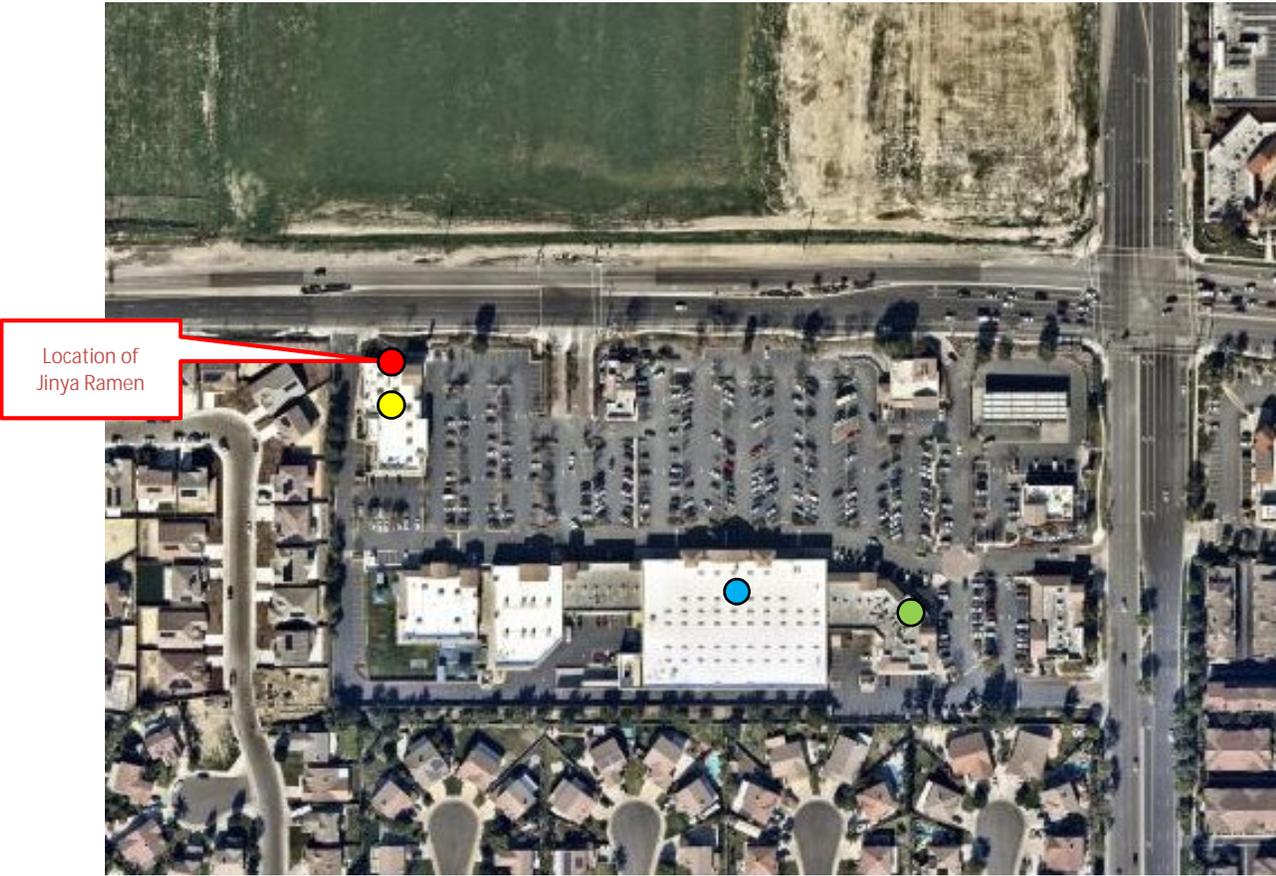


Figure 4. Locations of On/Off-Site Alcohol Sales in The Station (Cloverdale Marketplace)



- Legend:
- Jinya Ramen (Proposed Type 47)
 - Pita Street (Existing Type 41)
 - Rubio's (Existing Type 41)
 - Ralph's (Existing Type 21)

Figure 5. Permitted On-Site Alcohol Sales Sites

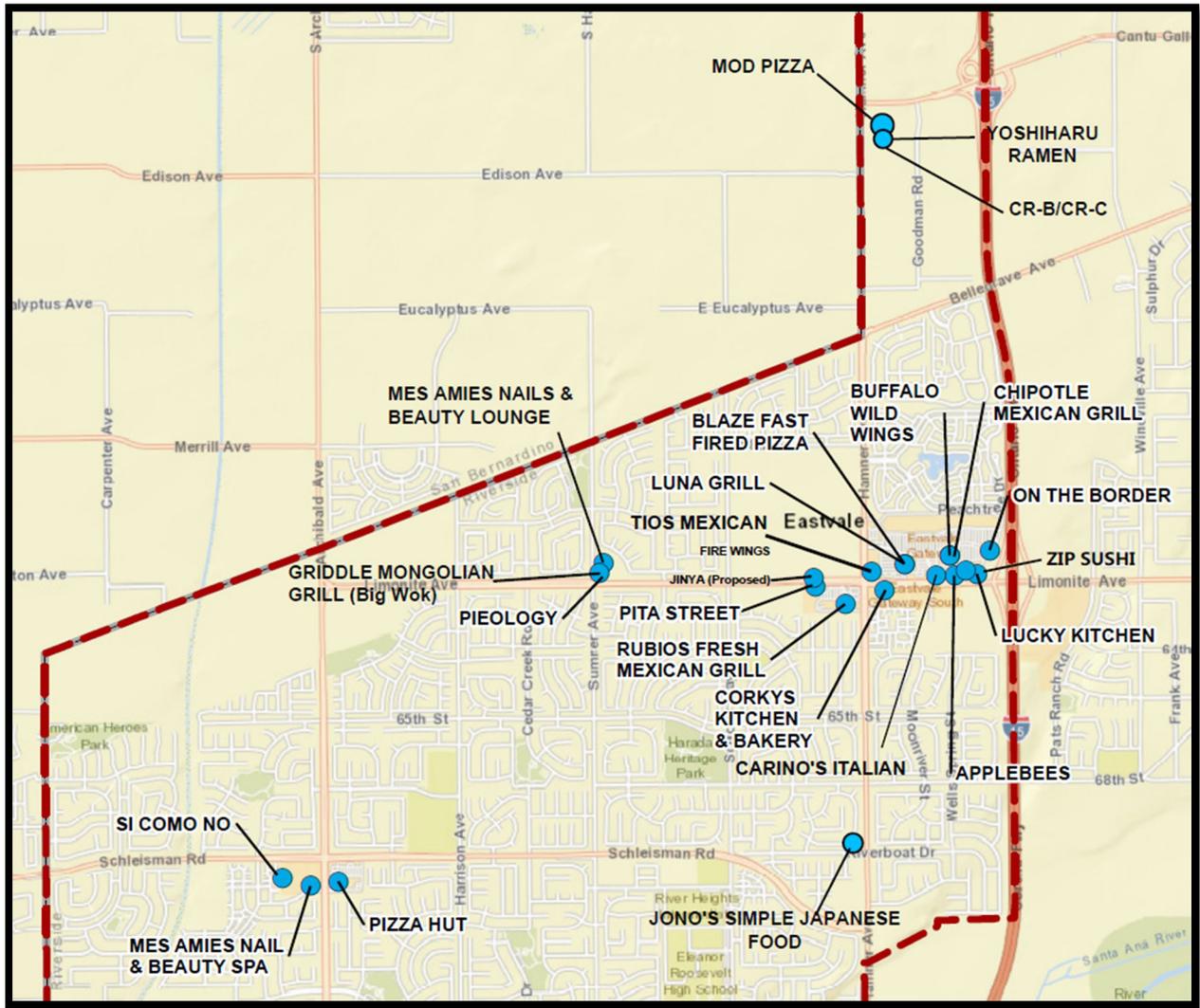
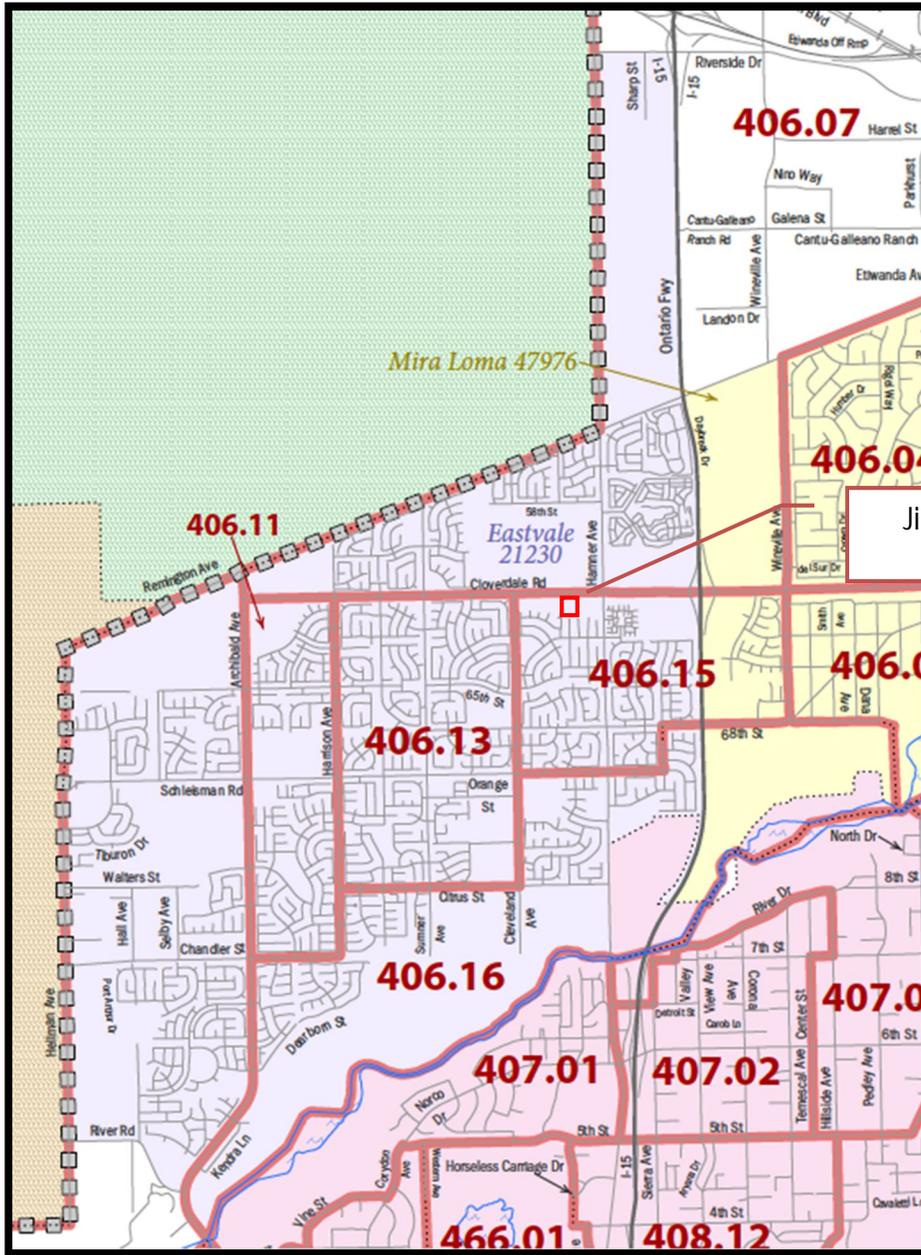


Figure 6: On-Site Alcohol Sale Census Data

Active On-Site Sale Of Alcohol				
Census Tract	Type	Business Name	License No.	Address
406.07	41	Pielogy	593613	13394 Limonite Ave. #B-170
406.07	41	Blaze Fast Fired Pizza	557360	12523 Limonite Ave. #495
406.07	41	Lucky Kitchen	576312	12257 Limonite Ave. #820
406.07	47 and 77	Buffalo Wild Wings	566206	12411 Limonite Ave. #650
406.07	47	Applebees Neighborhood Grill & Bar	467189	12375 Limonite Ave.
406.07	41	Chipotle Mexican Grill	488644	12411 Limonite Ave. #600
406.07	47	On The Border	487956	12269 Limonite Ave.
406.07	47	Carino's Italian	566215	12447 Limonite Ave.
406.07	41	Luna Grill	566064	12523 Limonite Ave. #490
406.07	47	Zip Fusion Sushi	486234	12257 Limonite Ave. #800
406.07	41	Tio's Mexican Restaurant	540950	12571 Limonite Ave. 210-220
406.07	41	Mod Pizza	600301	12585 Cantu-Galleano Ranch Rd.
406.07	41	Yoshiharu Japanese Ramen	N/A	4910 Hamner Ave. #150
406.07	75	GCC CR-C - Food Hall (Awaiting ABC)	N/A	N/A
406.07	41	GCC CR-6A - Restaurant (Awaiting ABC)	N/A	N/A
406.07	41	Fire Wings (Awaiting ABC)	N/A	12571 Limonite Ave., #200
406.09	42	Mes Amies Nails & Beauty Spa	594302	14232 Schleisman Rd. #200
406.09	41	Si Como No	587521	14244 Schleisman Rd. #130
406.11	41	Pizza Hut	579707	7056 Archibald Ave. #108
406.13	42	Mes Amies Nails & Beauty Lounge	602472	13334 Limonite Ave. #110
406.13	41	Big Wok (Griddle Mongolian Grill)	603224	13394 Limonite Ave. #100
406.15	47	Jinya Ramen Bar	N/A	12768 Limonite Ave. # 101
406.15	41	Rubios Fresh Mexican Grill	572826	12648 Limonite Ave. #2G
406.15	41	Corky's Kitchen & Bakery	515729	12552 Limonite Ave.
406.15	41	Pita Street	600212	12768 Limonite Ave. #102
406.15	41	Jono's Simple Japanese Food	609207	6987 Hamner Ave. #7
406.15	41	Pizza Press (Not in business)	582174	12768 Limonite Ave. #101

ON Site Census Data			
Census Tract	Max Allowed On-Site	Active	Over-Concentration
406.07	8	15 Active (9/3/20)	Yes
406.09	7	2 Active (4/27/20)	No
406.11	7	1 Active (4/27/20)	No
406.13	12	2 Active (4/27/20)	No
406.15	8	8 Active (10/12/20)	No
406.16	7	1 Active (4/27/20)	No

Figure 7: Location of Jinya Ramen (Census Map)



CONDITIONS OF APPROVAL			
Planning Application Number and Description: Project No. PLN20-20045 – Conditional Use Permit No. PLN20-20045 to sell beer and wine (Type 41 ABC license) for on-site consumption at 12768 Limonite Ave. Suite No. 101 (Jinya Ramen)			
Assessor’s Parcel Number: 164-700-001			
Planning Commission Date: October 21, 2020			
Planning Commission Approval:			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr style="width: 100%; border: 0.5px solid black;"/> <div style="display: flex; justify-content: space-between;">Applicant SignatureDate</div>	Must be completed to finalize approval	Planning Department
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project,	Ongoing	Planning Department

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
<p>3. Any approval shall not be final until and unless the applicant’s deposit account has a balance of at least \$2,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. PLN20-20045 on the check.</p>	Ongoing	Planning Department	
<p>4. Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Conditional Use Permit.</p>	Ongoing	Planning Departments	
Conditional Use Permit			
<p>5. No off-site sale of alcoholic beverages is allowed.</p>	Ongoing	Planning Department	
<p>6. Consumption of beer and wine shall only occur within the restaurant in accordance with the Conditional Use Permit approved by the Planning Commission on October 21, 2020, and within the limits established by</p>	Ongoing	Planning Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	California Department of Alcoholic Beverage Control regulations.			
7.	Any individuals discovered loitering on the property shall immediately be informed to leave the premises by the owner. Should the owner fail to abate the problems, the Eastvale Police Department, Riverside County Sheriff’s Department, and/or other Riverside County or City of Eastvale enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.	Ongoing	Code Enforcement and Sheriff’s Departments	
8.	Sale of alcoholic beverages shall take place during normal business operating hours and shall cease at least one hour prior to the close of business to minimize “premises liability” and give patrons time to acquire adequate transportation from the location following any alcohol consumption. All alcohol sales shall cease no later than 11pm daily.	Ongoing	Sheriff’s Department	
9.	A surveillance monitoring system shall be installed to monitor the entrances and exits to prevent robbery and loitering. This system will assist law enforcement in identifying subjects possibly involved in criminal activity on the premises.	Ongoing	Sheriff’s Department	
10.	The alarm system shall be installed and maintained in a manner that would prevent any accidental/false activation. All employees of the business shall be trained on the proper use of the alarm system to eliminate any accidental activation.	Ongoing	Sheriff’s Department	
11.	Prior to allowing an individual employee to serve alcohol, the permit holder shall provide training on the lawful and responsible service of alcohol to that individual employee. A record of this training shall be kept on-site to be available for review by the City, the Sheriff’s Department, or the California Department of Alcoholic Beverage Control upon request.	Ongoing	Planning and Sheriff’s Departments	
12.	The business operations shall comply with the operations stated in the			

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Statement of Operations provided by the Applicant as follows: <ul style="list-style-type: none"> • Alcohol sales will cease one hour prior to close • Beer, wine, and distilled spirits will be stored in the kitchen area and permitted service area 			

General Compliance Items/Requirements and Information

The following items are noted for the applicant’s information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for Eastvale and many other agencies, which may include the Jurupa Community Services District, the Riverside County Flood Control and Water Conservation District, and state and federal agencies.

Developer and applicant are used interchangeably below.

1. The applicant shall comply with the regulations of the California Department of Alcoholic Beverage Control.
2. Store management should regulate the arrival and departure of all employees and restrict the “late-hour” use of the exit for trash removal and unnecessary opening. Adequate security measures should be instituted to eliminate any unauthorized access to the location. Good observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to “premises liability” for both employees and patrons.
3. “No Trespassing or Loitering” signs shall be displayed prominently around the business (602 P.C.).
4. Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the Eastvale Sheriff’s Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.
5. The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).

Eastvale Planning Commission

Project No. PLN20-20045 CUP for Alcohol Sales at Jinya Ramen

6. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.
7. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-361-0900.)
8. The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.

RESOLUTION NO. 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PLN20-20045 FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION IN A RESTAURANT (JINYA RAMEN) LOCATED AT 12768 LIMONITE AVE. SUITE NO. 101; ASSESSOR'S PARCEL NUMBER: 164-700-001

WHEREAS, Project No. PLN20-20045 consists of an application for a Conditional Use Permit (CUP No. PLN20-20045) for the sale of beer, wine, and distilled spirits for on-site consumption at a restaurant (Jinya Ramen), which has been filed by Mukund Jiyani for the Jinya Ramen Restaurant located at 12768 Limonite Ave. Suite No. 101 in the Cloverdale Marketplace Retail Center located at the southwest corner of Hamner Avenue and Limonite Avenue, Assessor's Parcel Number 164-700-001; and

WHEREAS, the proposed Conditional Use Permit No. PLN20-20045 would not result in a direct or reasonably foreseeable physical change in the environment, and therefore, does not meet the definition of a project under the California Environmental Quality Act.; and

WHEREAS, the Planning Department evaluated the project for consistency with the City's General Plan, City of Eastvale Municipal Code Title 120 (Planning and Zoning), and all other applicable state and local regulations; and

WHEREAS, the City of Eastvale Planning Department on October 9, 2020, a notice was posted in three (3) public places within the jurisdiction (Project Site, City Hall, and Eastvale Library) indicating the date and time of the public hearing in compliance with state law concerning Project No. PLN20-20045, and mailed said public hearing notice on October 9, 2020 to each property owner within a 1,000-foot radius of the project site in accordance with state law, and per the Planning Commission's request, notification was also sent to commercial tenants within a 1,000-foot radius of the project site; and

WHEREAS, the City of Eastvale Planning commission conducted a duly noticed public hearing on October 21, 2020, at which time it received public testimony concerning Project No. PLN20-20045, and considered the proposed Conditional Use Permit to sell beer, wine, and distilled spirits at Jinya Ramen.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL FINDINGS

Finding: The requested Conditional Use Permit (CUP) would not result in a direct or reasonably foreseeable physical change in the environment and as a result, does not meet the definition of a project under the California Environmental Quality

Act (CEQA) Guidelines §§ 15060 and 15378; therefore, the requested CUP does not require further environmental analysis under CEQA.

Evidence: The proposed Conditional Use Permit is limited to the addition of beer, wine, and distilled spirits sales for on-site consumption within an existing building. Its authorization would not result in a direct or reasonably foreseeable physical change in the environment, and a result, does not meet the definition of a project under the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15378 ad 15060(c). No evaluation or action under CEQA is required.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The project, the sale of alcoholic beverages, will be conducted within an existing building and only involve interior tenant improvements. The project will not involve any new construction or development of vacant or unimproved land. It is therefore not subject to the Multiple Species Habitat Conservation Plan.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated September 16, 2020, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of the Zoning Code.

Evidence: The General Plan land use designation for the site is Commercial Retail. Per the Eastvale General Plan, the intent of the Commercial Retail land use designation is to enable the establishment and operation of community-serving commercial, service, and office businesses. The proposed use will consist of the sale of beer, wine, and distilled spirits in a restaurant located in an existing multi-tenant retail building. The proposed sale of beer, wine, and distilled spirits for on-site consumption would be an additional service to the visitors purchasing ramen and other food options. Alcohol sales are typical in this type of business and would not be inconsistent with the surrounding uses. As such, the proposed project would be consistent with the General Plan.

The zoning for the project is Commercial Retail (C-1/C-P) which permits general retails including restaurants and other establishments. The sale of alcohol is permitted with approval of a Conditional Use Permit pursuant to Eastvale Zoning Code. Therefore, the proposed project is consistent with the Eastvale Zoning Code.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The restaurant will be located in a unit of an existing building in a retail center that has been configured to accommodate retail uses. The project would allow the sale of beer, wine, and distilled spirits in a restaurant setting. The sale of beer, wine, and distilled spirits would be allowed during the operation of the business and the serving of alcohol has been conditioned to end one hour prior to close of business.

The sale of beer, wine, and distilled spirits during the operation of a restaurant is compatible to many existing restaurants in the City. The sale of beer, wine, and distilled spirits in a restaurant is an ancillary use to the main operation of the restaurant.

Riverside County Sheriff's Office (RSO) has reviewed the proposed sale of beer, wine, and distilled spirits at this location and does not foresee any conflicts. Thus, establishment maintenance, or operation of the alcohol sales will not, under the circumstances of this particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the City.

Finding 3: If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.

Evidence: The proposed project is not located in the Chino Airport Influence Area.

SECTION 4. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the City Clerk Department of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is with the City Clerk of the City of Eastvale.

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves a Conditional Use Permit for the establishment and operation of on-site sales of beer, wine, and distilled spirits as an ancillary use to a restaurant in an existing retail building, subject to the conditions of approval attached hereto as Exhibit "A."

PASSED, APPROVED AND ADOPTED this 21th day of October 2020.

Josh Lee
Chair

APPROVED AS TO FORM:

ATTEST:

Chad Herrington
Assistant City Attorney

Jessica Cooper, CMC
Deputy City Clerk

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

I, Jessica Cooper, Deputy City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 20-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 21th day of October 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jessica Cooper, CMC
Deputy City Clerk

**QUICK SUMMARY OF SELECTED LAWS FOR
RETAIL LICENSEES**



Introduction

This pamphlet explains, in simple terms, some State laws and rules that retail licensees must follow. There are other State and local laws not listed here. When in doubt, call your local ABC office. You can also buy the entire set of ABC laws and rules from your local ABC office for \$11.50 plus tax.

ABC Penalties. ABC decides penalties for licensees on a case-by-case basis. ABC gives consideration to the type of violation, the licensee's past record, and the facts of each case. ABC penalties may be probation, suspension of the ABC license, a fine of \$750-\$6,000, or revocation of the ABC license.

Definitions. "B&P" means the Business and Professions Code. "CCR" means the California Code of Regulations. "PC" means the Penal Code. "H&S" means the Health and Safety Code. The term "licensee" as used here, means licensees, their agents, and employees. "Alcohol" means an alcoholic beverage. "On-sale" means bars, restaurants, taverns, clubs, hotels, motels, etc. "Off-sale" means liquor stores, grocery stores, convenience stores, etc. "Minor" means person under age 21.

Subject	Possible Penalties
<p>1. After Hours Licensees may not sell, give, or deliver alcohol (by the drink or by the package) between 2:00 a.m. and 6:00 a.m. of the same day. No person may knowingly purchase alcohol between 2:00 a.m. and 6:00 a.m. (Sec. 25631 B&P) Licensees may not permit patrons or employees to consume alcohol between 2:00 a.m. and 6:00 a.m. of the same day (even if someone bought the drinks before 2:00 a.m.). (Sec. 25632 B&P) Some ABC licenses have special conditions (restrictions) as to hours of sale that are stricter than the law. Those licenses are marked "Conditional." (23800-23805 B&P)</p>	<p><i>Criminal:</i> For the licensee or employee who sells or permits consumption after hours and for the patron who knowingly purchases after hours, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>2. Attire and Conduct On-sale licensees may not permit these acts: “(1) To employ or use any person in the sale or service of alcoholic beverages in or upon the licensed premises while such person is unclothed or in such attire, costume or clothing as to expose to view any portion of the female breast below the top of the areola or of any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals. (2) To employ or use the services of any hostess or other person to mingle with the patrons while such hostess or other person is unclothed or in such attire, costume or clothing as described in paragraph (1) above. (3) To encourage or permit any person on the licensed premises to touch, caress, or fondle the breasts, buttocks, anus or genitals of any other person. (4) To permit any employee or person to wear or use any device or covering, exposed to view, which simulates the breast, genitals, anus, pubic hair or any portion thereof.” (Rule 143.2 CCR. Also violates Sec. 311.6 PC if conduct is “obscene;” e.g., intercourse, sodomy, masturbation, etc.)</p>	<p><i>Criminal:</i> Violation of Rule 143.2 CCR carries no criminal penalty. For violation of Sec. 311.6 PC, the penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>3. Authority of Peace Officers/Refusing Inspection Police officers, sheriffs' deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours <i>without a search warrant or probable cause</i>. This includes inspecting the bar and back bar, store room, office, closed or locked cabinets, safes, kitchen, or any other area within the licensed premises. It is legal and reasonable for licensees to exclude the <i>public</i> from some areas of the premises. However, licensees <i>cannot and must not</i> deny entry to, resist, delay, obstruct, or assault a peace officer. (Secs. 25616, 25753, and 25755 B&P; 148 and 241(b) PC)</p>	<p><i>Criminal:</i> For refusing to permit an inspection, the penalty is a \$100-\$1,000 fine and/or one to six months in county jail. (Sec. 25616 B&P) For resisting, delaying, or obstructing a peace officer, the penalty is a maximum \$1,000 fine and/or maximum one year in county jail. (Sec. 148(a) PC) For assaulting a peace officer, the penalty is a maximum \$2,000 fine and/or a maximum one year in county jail. (Sec. 241(b) PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>4. Beer Keg Registration Licensees selling keg beer (six gallon capacity or larger): (a) Must tag all kegs and have the customer sign a receipt; (b) Must retain the receipts on the premises for six months and make them available to peace officers; (c) May not return any deposit upon the return of any keg that does not have an identification tag. It is against the law for a customer to: (a) Possess a keg containing beer knowing that the keg does not have an identification tag; or (b) Provide false information to the licensee. (Section 25659.5 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail for (1) the licensee, (2) the person who possesses the unidentified keg; and (3) the customer who provides false information to the licensee. (Sec. 25617 B&P).</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>5. Clerk's Affidavit; Posting of Sign Any person selling alcohol at an off-sale premises must sign a statement that he or she understands basic ABC laws and must disclose any ABC law convictions. The licensee must post signs in the store that warn customers. (See Form ABC-299 for wording.) (Sec. 25658.4 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>6. Concurrent Sales of Alcohol and Gasoline Licensees who sell both gasoline and alcohol must abide by the following conditions: 1. No beer or wine within five feet of the cash register or front door (unless in a permanently affixed cooler since 1/1/88); 2. No alcohol advertisements at the fuel islands; 3. No alcohol sales from a drive-in window; 4. No alcohol sales from an ice tub; 5. No self-illuminated beer or wine advertisements on buildings or windows; and 6. Cashiers selling beer or wine between 10:00 p.m. and 2:00 a.m. must be at least age 21. (Section 23790.5(d) B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>7. Conditional Licenses Some ABC licenses have special restrictions (conditions) limiting the hours of alcohol sales, type of entertainment, etc. Licensees must keep a copy of any conditions on the premises, abide by them, and show them to any peace officer upon request. (Secs. 23800-23805 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>8. Contaminated Beverages Licensees and their employees may not sell, furnish or give away alcoholic beverages containing any deleterious or poisonous substance. (Sec. 347(b) PC) Licensees may not allow open bottles of alcoholic beverages to become contaminated with insects or other foreign matter. (Secs. 25620, 25623 and 25634 H&S)</p>	<p><i>Criminal:</i> For the licensee or employee who violates the penal code, the penalty is a fine up to \$2,000 and/or up to one year in county jail. (Sec. 347(b) PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>9. Discrimination A licensee, other than certain exempt club licensees, who refuses to provide full and equal accommodations, facilities, privileges, or services in the licensed premises by reason of one's sex, color, race, religion, ancestry, etc., may be subject to disciplinary action. There may be no discrimination as to the price of drinks based on race, religion, sex, marital status, membership or non-membership in an organization, or on any other conditions which would result in discrimination against the general public. (Sec. 51 Civil Code and Sec. 125.6 B&P)</p>	<p><i>Criminal:</i> None <i>ABC:</i> Decided on a case-by-case basis</p>
<p>10. Disorderly Conduct Licensees may not permit these acts in or about their licensed premises: (a) Lewd conduct in public (b) Prostitution (c) Accosting others for the purpose of begging (d) Loitering in or about public toilets for a lewd or lascivious purpose (e) Loitering without apparent reason and refusing to identify oneself upon the request of any peace officer (f) Being under the influence of alcohol and/or drugs in public and unable to exercise care for one's own safety or the safety of others. (647 PC)</p>	<p><i>Criminal:</i> For the person committing the illegal act, the penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC) <i>ABC:</i> Decided on a case-by-case basis</p>
<p>11. Disorderly House Licensees may not permit their licensed premises to become a disorderly house. A disorderly house is a licensed outlet (on- or off-sale) that (a) disturbs neighbors with noise, loud music, loitering, littering, vandalism, urination or defecation, graffiti, etc., and/or (b) has many ongoing crimes inside such as drunks, fights, assaults, prostitution, narcotics, etc. The licensed premises includes the parking lot. (Sec. 25601 B&P; 316 PC)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P) <i>ABC:</i> Decided on a case-by-case basis</p>
<p>12. Drink Solicitation On-sale licensees may not: (a) Employ hosts, hostesses, or entertainers who solicit others to buy them drinks, alcoholic or non-alcoholic (b) Pay or agree to pay such an employee a percentage of the receipts from the sales of drinks solicited (c) Permit any person, whether an employee or not, to loiter for the purpose of soliciting an alcoholic drink (Seccs. 24200.5(b) and 25657(a)(b) B&P; Rule 143 CCR; Sec. 303(a) PC)</p>	<p><i>Criminal:</i> For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P) For the drink solicitor, the penalty is a maximum \$1,000 fine and/or six months in county jail unless specific penalty. (Sec. 303(a) PC) <i>ABC:</i> Decided on a case-by-case basis</p>
<p>13. Drug Paraphernalia Licensees may not sell any product knowing, or under circumstances where one reasonably should know, that the customer intends to use the product for illegal drug purposes. This includes, but is not limited to, scales and balances, diluents and adulterants, balloons, envelopes, containers, pipes, screens, syringes, needles, scouring pads, blow torches, or cigarette papers. (Secs. 11014.5, 11364.5, and 11364.7(a) H&S) The law presumes that a licensee, or his/her agent(s), knows that an item is drug paraphernalia if ABC or any other state or local law enforcement agency notifies the licensee in writing that a thing (e.g., a glass vial, pipe screen, wiry sponge or scouring pad, roach clips, etc.) is commonly sold or marketed as drug paraphernalia. (See also Form ABC-546-A, Notice to Licensees Concerning Drug Paraphernalia Under Section 24200.6 Business and Professions Code) (Sec. 24200.6 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC) <i>ABC:</i> Decided on a case-by-case basis</p>

<p>14. Entertainers and Conduct On-sale licensees who offer entertainment must abide by the following rules: “(1) No licensee shall permit any person to perform acts of or acts which simulate: (a) Sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law. (b) The touching, caressing or fondling on the breast, buttocks, anus or genitals. (c) The displaying of the pubic hair, anus, vulva or genitals. (2) Subject to the provisions of subdivision (1) hereof, entertainers whose breasts and/or buttocks are exposed to view shall perform only upon a stage at least 18 inches above the immediate floor level and removed at least six feet from the nearest patron. No licensee shall permit any person to use artificial devices or inanimate objects to depict any of the prohibited activities described above. No licensee shall permit any person to remain in or upon the licensed premises who exposes to public view any portion of his or her genitals or anus.” (Rule 143.3 CCR. Also violates Sec. 311.6 PC if conduct is “obscene;” e.g., intercourse, sodomy, masturbation, etc.)</p>	<p><i>Criminal:</i> Violation of Rule 143.3 CCR carries no criminal penalty. For a violation of Sec. 311.6 PC, the penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>15. False I.D. (Possession or Use of) Minors may not possess or use identification that is altered, borrowed, stolen, counterfeit, or fraudulently obtained using false birth documents. (Sec. 25661 B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a minimum \$250 fine and/or 24-32 hours of community service. Second offense is a maximum \$500 fine and/or 36-48 hours community service. (Sec. 25661 B&P)</p> <p><i>ABC:</i> Not applicable</p>
<p>16. Food Requirements Type 41, 47, and 49 licensees must operate and maintain their licensed premises as a bona fide eating place. They must make actual and substantial sales of meals, during the normal meal hours that they are open, at least five days a week. Normal meal hours are: Breakfast 6:00 a.m. - 9:00 a.m. lunch 11:00 a.m. - 2:00 p.m.; and dinner 6:00 p.m. - 9:00 p.m. Premises that are not open five days a week must serve meals on the days they are open.</p> <p>The premises must be equipped and maintained in good faith. This means the premises must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment dispensers, menus, posters, signs, and enough goods to make substantial meals. The premises must comply with all regulations of the local health department.</p> <p>Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance. “Meals” means the usual assortment of food commonly ordered at various hours of the day. The service of only sandwiches or salads is not considered compliance. However, certain specialty entrees, such as pizza, fish or ribs, and an assortment of other foods, such as soups, salads or desserts, may be considered a meal.</p> <p>The Department will presume that a licensee is operating as a bona fide eating place if the gross sales of food prepared and sold to guests on the premises exceeds the gross sales of alcoholic beverages. “Prepared” means any processing preliminary to the final serving of food. (Note: Some licensees have a “conditional” license that requires food sales to be 50% or more of the total gross sales.) (Secs. 23038 and 23787 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>17. Harmful Matter Licensees may not rent, sell, give, or show harmful matter to persons under age 18. Harmful matter includes, but is not limited to, a book, magazine, newspaper, or video tape that “. . . depicts or describes in a patently offensive way sexual conduct and . . . lacks serious literary, artistic, political, or scientific value for minors.” If licensees sell harmful matter, they must use reasonable care in ascertaining the true age of a minor.</p> <p>If licensees sell or rent videos of harmful matter, they must create an area within their licensed premises for the placement of the videos and advertising material and label it, “Adults Only.” Minors must not be able to readily access the videos or view the video box covers.</p> <p>If licensees sell books or magazines of harmful matter, they should contact their local police or sheriff’s department about any local ordinances that may apply. Some cities and counties require licensees to place “blinder racks” in front of such material so that the lower two-thirds of the material is not exposed to view. (Secs. 313 and 313.1 PC and Sec. 25612.5(c)(9) B&P)</p>	<p><i>Criminal:</i> The penalty for a first offense of selling, giving, or showing harmful matter to a juvenile is a maximum \$2,000 fine and/or one year in county jail. The penalty for a second offense is State prison. Failure to create and label the “adults only” area is an infraction punishable by a maximum \$100 fine. (Sec. 313.4 PC and Sec. 25612.5(c)(9) B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>18. Law Enforcement Problem Licensees may not permit their licensed premises to be a problem for the local law enforcement agency by needing an undue number of calls for service. The licensed premises includes the parking lot. (Sec. 24200(a) B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>19. Minors (Attempt to Purchase by) Minors may not even try to buy alcohol. (Sec. 25658.5 B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a maximum \$100 fine and/or 24-32 hours community service. For the second offense, the penalty for the minor is a maximum \$250 fine and/or 36-48 hours of community service. (Sec. 25658.5 B&P)</p> <p><i>ABC:</i> Not applicable</p>
<p>20. Minors (Employment of) On-Sale Licensed Premises. Licensees may not employ minors on the portion of any premises which is primarily designed and used for the sale and service of alcohol for consumption on the premises. (Secs. 25663(a) and 25667 B&P) <i>Exception:</i> Minor musicians (see #14) <i>Restaurants:</i> In a bona fide public eating place, persons age 18 or older may serve alcohol in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waitresses must be 21. <i>Concession Stands:</i> A person who is at least 18 but not yet 21 may serve alcohol, as an incidental part of his or her duties, at a fixed concession stand that sells food products, soft drinks, and alcohol. <i>Pizza Parlors:</i> A person under age 21 may not serve alcohol while working behind a fixed counter where only soft drinks, alcohol, and other beverages are dispensed and food items are served at another counter within the premises.</p> <p>Off-Sale Licensed Premises. Persons age 18 and older may sell alcohol unsupervised. Persons age 17 and younger may sell alcohol if under the continuous supervision of a person age 21 or older. (Sec. 25663(b) B&P)</p>	<p><i>Criminal:</i> For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. No penalty for the minor employee. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>21. Minors (Entering and Remaining in Bars/Taverns) Licensees may not permit minors to enter and remain in any bar or tavern (license Types 42, 48, and 61), even during hours when the premises is closed. Both the licensee and the minor may be cited. <i>Exception:</i> Minors may enter and remain at any time for lawful business. For example, delivery and repair persons. (Sec. 25665 B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a minimum \$200 fine; a maximum \$1,000 and/or six months in county jail. For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Secs. 25665 and 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>22. Minors (Possession of Alcohol by) Minors may not possess alcohol in public. <i>Exceptions:</i> A minor may possess alcohol in public if (a) the minor is making a delivery for his licensed employer, or (b) a parent, guardian, or adult relative has given alcohol to a minor and asked the minor to deliver it to some other adult. A licensee may not give alcohol to a minor on the telephoned or written order of a parent. (Sec. 25662(a) B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty for a first offense is a \$250 fine or 24-32 hours community service. For a second offense, the penalty is a maximum \$500 fine and/or 36-48 hours community service. (Section 25662(a) B&P)</p> <p><i>ABC:</i> Not applicable</p>
<p>23. Minors (Purchase or Consumption by) Minors may not purchase alcohol. Minors may not consume alcohol in an on-sale licensed premises. (Sec. 25658(b) B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a \$250 fine and/or 24-32 hours of community service. For a second or subsequent offense the penalty is a maximum \$500 fine and/or 36-48 hours community service. (Sec. 25658(e)(1) B&P)</p> <p><i>ABC:</i> For a first offense, the penalty is a \$750-\$3,000 fine, license suspension, or probation. For a second offense within three years, the penalty is a mandatory license suspension. For a third offense within three years, the license may be revoked. (Sec. 25658.1 B&P)</p>
<p>24. Minors (Sales/Furnishing to) No person may sell, furnish, or give alcohol to a minor. No person may cause or permit this to occur. This includes sales to minor “decoys” used by local law enforcement agencies. (Sec. 25658(a) B&P)</p>	<p><i>Criminal:</i> For the seller, the penalty is a \$250 fine and/or 24-32 hours of community service. For a second or subsequent offense the penalty is a maximum \$500 fine and/or 36-48 hours community service. (Sec. 25658(e)(1) B&P)</p> <p>For the furnisher, the penalty is a \$1,000 fine and a minimum 24 hours community service. (Sec. 25658(e)(2) B&P)</p> <p>If the minor consumes the beverage and thereafter causes great bodily injury or death to the minor or any other person, the person who purchases and furnishes to the minor faces 6-12 months in county jail and/or a maximum \$1,000 fine. (Sec. 25658(e)(3) B&P)</p> <p><i>ABC:</i> For a first offense, the penalty is a \$750-\$3,000 fine, license suspension, or probation. For a second offense within three years, the penalty is a mandatory license suspension. For a third offense within three years, the license may be revoked.</p>

<p>25. Musicians (Minors) Musicians who are at least age 18 but not yet 21 can be employed in all types of on-sale premises, only if the following conditions exist: (a) There is no topless or nude entertainment, either live or on film; (b) The area of employment is restricted for the exclusive use of musicians and entertainers; (c) No alcohol is sold, served, or consumed in the restricted entertainment area; (d) The restricted area is readily identifiable. It must be a room, a stage, or an area bounded by partitions or other barriers at least 30 inches high; (e) While performing, the musician must remain in the restricted area.</p> <p>At a bar or tavern (license Type 42, 48, or 61) the minor musician must remain in the restricted area at all times, except when: (a) Entering or leaving the premises, (b) Setting up equipment, (c) Visiting restrooms, (d) Resting or changing clothing in a room which is not used for sale, service, or consumption of alcohol by the public, (e) Auditioning when the place is not open for business. An entertainer is a musician if the bulk of his or her performance involves making music with an instrument or his or her voice. (Sec. 25663.5 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>26. Narcotics and Dangerous Drugs Licensees may not knowingly permit illegal sales, negotiations, or use of narcotics or dangerous drugs on the licensed premises. (Secs. 24200.5(a) and 24200(a) B&P; various H&S)</p>	<p><i>Criminal:</i> Most drug offenses are felonies, punishable by imprisonment in State prison</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>27. Objectionable Conditions (Failure to Correct) Upon notice, licensees must take reasonable steps to correct objectionable, nuisance conditions on or about the licensed premises and on abutting public sidewalks up to 20 feet from the premises, within a reasonable period of time. The conditions include disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise. <i>Exception:</i> Restaurants (license Types 41 and 47), hotels, motels, wineries, and beer manufacturers are not responsible for correcting nuisance conditions on abutting public sidewalks. (Sec. 24200[e][f][g] B&P).</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>28. Obviously Intoxicated Persons and Habitual Drunkards No person may sell or give alcohol to anyone who is obviously intoxicated. No person may cause or permit this to occur. A person is obviously intoxicated when the average person can plainly see that the person is intoxicated. In other words, the person looks or acts drunk. This includes regular customers who “always act that way.” It does not matter that the person is not driving. For there to be a violation of law, the prosecutor must prove that the server either saw or had the chance to see the signs of intoxication before the service. Some of the signs of intoxication are: being overly friendly, using foul language, argumentative, belligerent, slurred speech, slow, deliberate movements, swaying, drowsy, stumbling, red, watery eyes, or alcoholic breath.</p> <p>No person may sell or give alcohol to anyone who is a habitual drunkard (a person who has lost control over his or her drinking). No person may cause or permit this to occur. A server may discover a habitual drunkard in one of two ways: (a) A family member tells you the person has a drinking problem and asks you not to serve, or (b) the patron is a regular and unable to handle drinking on a regular basis. A licensee or server who has been warned and still serves a habitual drunkard faces possible ABC disciplinary action and criminal prosecution. (Secs. 25602(a) and 23001 B&P; 397 PC)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> The first offense is decided on a case-by-case basis. For a second offense within three years, the penalty is a mandatory license suspension.</p> <p><i>Civil:</i> Lawsuit (for service to an underage, obviously intoxicated person) (Sec. 25602.1 B&P). Civil penalties are money judgments or settlements, usually against everyone (seller or server, licensee, licensee’s insurer, etc.). They are determined by the court or jury during a civil lawsuit.</p>

<p>29. Off-Sale Beer and Wine License Privileges Type 20 licensees cannot sell more than 52 gallons of wine at one time or sell alcohol for resale. (Sec. 23393 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>30. Off-Sale General License Privileges Type 21 licensees cannot (a) sell more than 52 gallons of wine at one time, or (b) sell alcohol for resale. <i>Exception:</i> Licensees may sell alcohol for resale to the holder of a Daily On-Sale General license. (Secs. 23393 and 23394 B&P)</p>	<p><i>Criminal:</i> For the violator, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Secs. 25351 and 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>31. Operating Standards, Retail The following requirements apply to stores (license Type 20 and 21), bars and taverns (license Types 40, 42, 48, and 61). These requirements do not apply to restaurants (license Types 41 and 47), convention centers, exhibit halls, auditoriums, ballparks, stadiums, coliseums, hotels, motels, a certain marine park, wineries, or beer manufacturers.</p> <ol style="list-style-type: none"> 1. Post “No Loitering” signs upon written notice from the ABC; 2. Post “No Open Container” signs upon written notice from the ABC; 3. No alcohol consumption inside a store or outside a bar or tavern; 4. Illuminate the exterior of the premises, including adjacent public sidewalks and parking lots under the licensee's control, during all hours of darkness when open for business; 5. Remove litter daily from the premises, adjacent sidewalks and parking lots under licensee's control and sweep/clean these areas weekly; 6. Remove graffiti from premises and parking lot within 72 hours (3 days) of application; 7. Have no more than 33% of windows covered with advertising or signs; 8. Have incoming calls blocked at pay phones upon request of local law enforcement or ABC; and 9. Create a separate area for any video recordings of harmful matter (as defined in Penal Code Section 313). The area must be labeled “Adults Only.” Minors may not be able to readily access the videos or view the video box covers. 10. Have a copy of the operating standards available during normal business hours for viewing by the general public. (Section 25612.5(c) B&P) 	<p><i>Criminal:</i> The licensee only (not employees) may be cited for each violation of the operating standards. For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>32. Removal of Opened Wine Bottle Restaurants (license Type 41 and 47) may allow patrons to remove a partly-consumed bottle of wine from the premises upon departure. (Customers should place any open bottles in the trunk area of their vehicle to avoid violating the Vehicle Code.) (Sec. 23396.5 B&P)</p>	<p>Not applicable. This is a permissive section of law.</p>
<p>33. Retail Delivery Orders Employees cannot deliver alcohol without a delivery order. It must state the quantity, brand, proof, price, name and address of the customer, and name and address of the store. The licensee must keep the order on file for two years after delivery. (Rule 17(e) CCR)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-base basis</p>
<p>34. Retail Store Qualifications Licensees may sell alcohol only in the original package for consumption off the premises. Licensees must conveniently display all alcohol. Licensees must make any alcohol deliveries from the licensed premises. Licensees may only take telephone orders for alcohol when the store is open to the general public. (Rule 27 CCR)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>35. Retail-to-Retail Sales Retail licensees may not purchase alcohol for resale from another retail licensee. Licensees must purchase alcohol for resale from a non-retail licensee only. Warehouse-type discount stores are licensed retailers, and they cannot sell alcohol for resale to other retailers. For example, a retail licensed store may not sell to the bar down the street who has run out of a certain brand of liquor. It would be illegal for both the store and the bar to do so. The borrowing of alcohol between retail licensees is an illegal, retail-to-retail sale. <i>Exception:</i> A licensee who has three or more outlets licensed exactly the same may transfer products between that licensee's stores. Also, type 21 licensees may sell distilled spirits for resale to the holder of a Daily On-Sale General license. (Sec. 23402 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Secs. 25351 and 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>36. Returns by Consumers to Retailers Returns of all types of alcoholic beverages by consumers to sellers were once ruled to be illegal under both State and federal law. In 1961, the Federal Government approved the return by consumers of alcoholic beverages which were spoiled, deteriorated, contaminated, or otherwise unfit for human consumption. This approval was made on the condition that there would be a bottle-for-bottle exchange or cash refund for the unsatisfactory merchandise. It was necessary for a consumer to bring back a partially emptied bottle or a bottle which clearly showed deterioration of the product, such as sediment, to qualify for the refund. The Department adopted the federal policy that same year. Later, the Department modified its approval to the extent that other types of alcoholic beverages could be exchanged for those which were unfit for human consumption.</p> <p>A consumer may also make an exchange or receive a refund on an item purchased in error if the unopened container is returned to the seller. The advertising of "money-back guarantees" is specifically disapproved, however.</p> <p>A consumer cannot overbuy for a party and then return any of the unused alcoholic beverages. Neither can the recipient of a gift exchange it for other merchandise or be given a credit, because the recipient is not returning alcoholic beverages; if the retailer gave anything of value for the beverages, the retailer would be buying from other than a wholesaler. Sales to consumers are final except as previously set forth. The Department and federal law agree in this respect. (Sec. 25600(a)(2))</p>	<p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>37. Right to Refuse Service to Minors Licensees and their employees have the legal right to refuse service to anyone who cannot show adequate written evidence of age. A licensee or employee may seize any identification presented by a person that shows the person to be under the age of 21 years or that is false, so long as a receipt is given to the person from whom the identification is seized and the seized identification is given within 24 hours of seizure to the local law enforcement agency that has jurisdiction over the licensed premises. A licensee, his or her agent or employee's decision to not seize a license shall not create any civil or criminal liability. (Sec. 25659 B&P)</p>	<p>Not applicable. This is a permissive section of law.</p>

<p>38. Signs Bars and taverns (License Types 42, 48, and 61) must post signs reading, “No Person Under 21 Allowed.” Licensees must post one at or near each public entrance, visible from the exterior, and one inside in a prominent place. The signs must be at least 7” x 11” and have lettering at least 1” in height. (Rule 107 CCR)¹</p> <p>No more than 33% of the square footage of the windows and clear doors of an off-sale premises may have advertising or signs of any sort. (Sec. 25612.5(c)(7) B&P)²</p> <p>Stores (license Types 20 and 21) must post one or more customer warning signs in the store (see form ABC-299 for wording). (Sec. 25658.4 B&P)²</p> <p>Upon written notice from the ABC, licensees must post “No Loitering” and “No Open Container” signs. <i>Exception:</i> This law does not apply to restaurants (license Types 41 and 47), convention centers, exhibit halls, auditoriums, ballparks, stadiums, coliseums, hotels, motels, a certain marine park, wineries, or beer manufacturers. (Sec. 25612.5(c)(1)(2) B&P)²</p> <p>Signs may not be obnoxious, gaudy, blatant, or offensive, and must not obstruct the view of the interior of the premises from the street. (Sec. 25612 B&P)²</p> <p>All on- and off-sale licensees must post warning signs reading, “Warning: Drinking spirits, beer, coolers, wine, and other alcoholic beverages may increase cancer risk and, during pregnancy, can cause birth defects.” (Sec. 12601(b)(1)(D)(1) and 12601(b)(4)(E) CCR)³</p>	<p>¹<i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p> <p>²<i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p> <p>³<i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p> <p><i>Civil:</i> A civil lawsuit may be brought against an alcohol manufacturer or distributor by the Attorney General, a district attorney, or a private citizen. Judgments are a maximum of \$2,500 per day per violation, with 25% of the sum going to the plaintiff. Civil penalties <u>do not</u> apply to the retail licensee. (Sec. 12601 CCR)</p>
<p>39. Substitution of Brands No person may substitute types or brands of alcohol without first informing the purchaser. (Sec. 25609 B&P)</p>	<p><i>Criminal:</i> For the licensee or employee, the penalty is a maximum \$1,000 and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>40. Undisclosed Ownership; Changes in Ownership The ABC license must reflect the true ownership of the licensed business. There can be no hidden owners or silent partners. Licensees must report any and all ownership changes to the ABC. (Secs. 23300 and 23355 B&P; Rule 68.5 CCR)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>41. Unlawful Possession on Licensed Premises Licensees may not allow any alcohol on the premises other than what they are licensed to sell. <i>Exception:</i> Type 41 licensees may possess brandy, rum, or liqueurs for cooking purposes. (Section 25607(a)(b) B&P)</p>	<p><i>Criminal:</i> For the licensee, employee or patron, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>42. Weapons Licensees may not possess or sell certain firearms and/or weapons, including but not limited to, undetectable firearms, nunchakus, short-barreled shotguns, short-barreled rifles, metal knuckles, billy clubs, dirks, and daggers. (Sec. 12020 PC)</p>	<p><i>Criminal:</i> The penalty is imprisonment in the county jail not exceeding one year or in a State prison. (Sec. 12020(a) PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer’s licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer’s licensed premises or at a bona fide eating place contiguous to the manufacturer’s licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	WINEGROWER - (Winery) Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	ON SALE BEER - (Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	ON SALE BEER & WINE – EATING PLACE - (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	ON SALE BEER & WINE – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	ON SALE GENERAL – SEASONAL - Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.



LICENSE TYPE	DESCRIPTION
51	CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises.
52	VETERAN'S CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
57	SPECIAL ON SALE GENERAL - Generally issued to certain organizations who cannot qualify for club licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
59	ON SALE BEER AND WINE – SEASONAL - Authorizes the same privileges as a Type 41. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
60	ON SALE BEER – SEASONAL - Authorizes the sale of beer only for consumption on or off the premises where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate. Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	ON SALE BEER – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer only for consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors are not allowed to enter and remain (warning signs required). Food service is not required.
67	BED AND BREAKFAST INN - Authorizes the sale of wine purchased from a licensed winegrower or wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from the grounds is not permitted. Minors are allowed on the premises.
70	ON SALE GENERAL – RESTRICTIVE SERVICE - Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	ON SALE GENERAL – BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place plus a limited amount of brewing of beer. Also authorizes the sale of beer and wine only for consumption off the premises where sold. Minors are allowed on the premises.
80	BED AND BREAKFAST INN – GENERAL - Authorizes the sale of beer, wine and distilled spirits purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation. Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	INSTRUCTIONAL TASTING LICENSE –Issued to the holder of and premises of a Type 20 or Type 21 licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



SPECIAL EVENTS

The Department also issues licenses and authorizations for the retail sale of beer, wine and distilled spirits on a temporary basis for special events. The most common are listed below. Other less common ones are found in Business and Professions Code Section 24045.2, et seq.

SPECIAL DAILY BEER AND/OR WINE LICENSE - (Form ABC-221) Authorizes the sale of beer and/or wine for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to non-profit organizations. (Rule 59, California Code of Regulations)

DAILY ON SALE GENERAL LICENSE - (Form ABC-221) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to political parties or affiliates supporting a candidate for public office or a ballot measure or charitable, civic, fraternal or religious organizations. (Section 24045.1 and Rule 59.5 California Code of Regulations)

CATERING AUTHORIZATION - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar events. Type 47, 48 and 57 licensees may cater alcoholic beverages at any ABC-approved location in the State. Type 51 and 52 licensees may only cater alcoholic beverages at their licensed premises. All licensees wishing to cater alcoholic beverages must obtain prior written authorization from the Department for each event. At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises and violation of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399 and Rule 60.5 California Code of Regulations)

EVENT AUTHORIZATION - (Form ABC-218) Authorizes Type 41, 42, 47, 48, 49, 57, 75 and 78 licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises and owned or under the control of the licensee. This property shall be secured and controlled by the licensee and not visible to the general public. *The licensee shall obtain prior approval of the local law enforcement agency.* At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises (including any license conditions) and violations of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399)

WINE SALES EVENT PERMIT - (Form ABC-239) Authorizes Type 02 licensees to sell bottled wine produced by the winegrower for consumption off the premises where sold and only at fairs, festivals or cultural events sponsored by designated tax exempt organizations. The licensee must notify the city and/or county where the event is being held and obtain approval from ABC for each event (Form ABC-222). The licensee must also comply with all restrictions listed in Business and Professions Code Section 23399.6.

Note:

1. "Minor" means any person under 21 years of age.
2. Consult Section 25663(b) regarding age of employees in off-sale premises; consult Sections 25663(a) and 25663.5 regarding age of employees in on-sale premises.
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the license. (Conditional licenses, Sections 23800-23805.)
4. Licensees whose license allows minors on the premises may have a "house policy" restricting minors from entering certain areas of the premises or prohibiting minors in the premises during certain hours.
5. This handout contains only abbreviated information. Contact your local ABC office for full information before doing anything which may jeopardize your license. Also available from the ABC: Quick Summary of Selected ABC Laws (form ABC-608); Alcoholic Beverage Control Act (complete laws); Rules & Regulations; and P-90 (describes privileges of non-retail licenses).



CITY OF EASTVALE

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

October 13, 2020

State of California
Department of Alcoholic Beverage Control
3737 Main Street, Suite 900
Riverside, CA 92501

RE: Jinya Ramen Restaurant – 12768 LIMONITE AVE. SUITE NO. 101

To whom it may concern:

Please consider this correspondence to be the letter of Public Convenience or Necessity as it relates to the request for on-sale of beer, wine, and distilled spirits for Jinya Ramen located at the southwest corner of Hamner Avenue and Limonite Avenue.

The City of Eastvale has no objections to the issuance of a Type 47 license to the above establishment for the sale of beer, wine, and distilled spirits for on-site consumption. Jinya Ramen has demonstrated that it will have policies and procedures, with regards to the sale of alcohol, which will enhance customer and employee safety.

The Planning Division has no objection to the operation in this location and has determined that it will not impact other local establishments which also provide the on-site sale of alcoholic beverages. The establishment has also shown, with the consideration of the other food services within the area, that it will differ from the comparable restaurants from the style and type of cuisine served, providing a unique dining experience for the City of Eastvale.

If you have any questions regarding this letter, please call me at alim@eastvaleca.gov or 951-703-4461.

Sincerely,

Allen Lim
Assistant Planner

152-011-001
Daniel G Lenhart
6387 Delgado Ln
Mira Loma CA 91752

152-011-002
Xin Liu
6391 Delgado Ln
Mira Loma CA 91752

152-011-005
Dong Tai Hu
12500 Castelo Ln
Mira Loma CA 91752

152-011-006
Qing Xue
12249 Split Rein Dr
Rancho Cucamonga CA 91739

152-011-007
Pamela Lifang Sheng
3118 Windmill Dr
Diamond Bar CA 91765

152-011-008
Michael J Guerin
12488 Castelo Ln
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152-011-009
Rhonda I Asbra
60 Dornoch Way
Trabuco Canyon CA 92679

152-011-011
Andrea Maureen Williams
6360 Altura Ln
Mira Loma CA 91752

152-011-012
Janice Jang
6364 Altura Ln
Mira Loma CA 91752

152-011-013
Terry Lee Nolan
6368 Altura Ln
Mira Loma CA 91752

152-011-014
Li Su
6372 Altura Ln
Mira Loma CA 91752

152-011-015
Brian T Williams
6376 Altura Ln
Mira Loma CA 91752

152-011-016
Liang Chu Yu
12427 Green River Dr
Eastvale CA 91752

152-011-017
Yuanli Chen
6388 Altura Ln
Eastvale CA 91752

152-011-018
Paul Yang
6392 Altura Ln
Eastvale CA 91752

152-011-019
Lam Ngoc Nguyen
6396 Altura Ln
Mira Loma CA 91752

152-011-020
Corlis Blakely
6400 Altura Ln
Mira Loma CA 91752

152-011-021
Jose Beltran
6381 Altura Ln
Mira Loma CA 91752

152-011-022
Hong Cheng
135 N Del Mar Ave
San Gabriel CA 91775

152-011-023
Bradley Logan Rinehart
6389 Altura Ln
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152-011-024
Roger Jones
6393 Altura Ln
Mira Loma CA 91752

152-011-025
Pi Yao Hsu
1554 Rancho Hill
Chino Hills CA 91709

152-011-026
Ricardo Morales Chavez
6401 Altura Ln
Mira Loma CA 91752

152-011-027
Malee Indrakamhaeng
6361 Altura Ln
Mira Loma CA 91752

152-011-028
Aida A Villarosa
6365 Altura Ln
Mira Loma CA 91752

152-011-029
Erwin R Collado
6369 Altura Ln
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152-011-030
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152-011-031
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4490 Von Karman Ave
Newport Beach CA 92660

152-011-061
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152-011-062
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152-011-063
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152-011-064
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12500 Palmeria Ln
Mira Loma CA 91752

152-011-065
Toiya D Allen
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152-011-066
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152-011-067
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12488 Palmeria Ln
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152-011-068
Khadjiha Miller
12509 Palmeira Ln
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152-011-069
Yu Shen Ye
13614 Golden Eagle Ct
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152-011-070
Michelle Vanderlinden
12501 Palmeira Ln
Mira Loma CA 91752

152-011-071
Vivian Castro
12497 Palmeria Ln
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152-011-072
Jonathan Ezequiel Lira
958 E Granada Ct
Ontario CA 91764

152-011-073
Tiffany L Buckley
12489 Palmeira Ln
Mira Loma CA 91752

152-011-074
Shinpei Chai
12245 Chorus Dr
Etiwanda CA 91739

152-011-075
Lynne A Lonberg
12502 Ventosa Ln
Eastvale CA 91752

152-011-076
Bing Liu
12249 Split Rein Dr
Rancho Cucamonga CA 91739

152-011-077
Debra J Villalobos
12494 Ventosa Ln
Mira Loma CA 91752

152-011-078
Frost Family Trust Est 01/22/1987
12490 Ventosa Ln
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152-011-079
Rene Medina
12486 Ventosa Ln
Mira Loma CA 91752

152-011-080
Kenneth Daniels
12503 Ventosa Ln
Mira Loma CA 91752

152-011-081
Frank Feng Wang
12499 Ventosa Ln
Mira Loma CA 91752

152-011-082
Dean Paulette Davis
12495 Ventosa Ln
Mira Loma CA 91752

152-011-083
Yvette M Ferrer
12491 Ventosa Ln
Mira Loma CA 91752

152-011-084
Cari Baca
12487 Ventosa Ln
Mira Loma CA 91752

152-011-085
Devolyn Stewart
12483 Ventosa Ln
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152-011-086
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195 N Euclid Ave #100
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152-011-087
Maricar S Sarreal
6312 Amorosa Ln
Mira Loma CA 91752

152-011-088
Richard Joseph Yakemonis
6316 Amorosa Ln
Mira Loma CA 91752

152-011-089
Peter Samir Boulos
6320 Amorosa Ln
Mira Loma CA 91752

152-011-090
Crystal Diana Luke
6324 Amorosa Ln
Mira Loma CA 91752

152-011-091
Shaw May Du Jennifer
23780 Canyon Vista Ct
Diamond Bar CA 91765

152-011-092
Colleen Marie Adams
6332 Amorosa Ln
Mira Loma CA 91752

152-011-093
Chien Chung Huang
6313 Amadora Ln
Mira Loma CA 91752

152-011-094
Joshi Alok & Sadhna Trust
12489 Cool Springs St
Mira Loma CA 91752

152-011-095
Wen Family Trust Dated 6/18/1998
9382 Imperial Ave
Garden Grove CA 92844

152-011-096
Kareem Douglas
6325 Amadora Ln
Mira Loma CA 91752

152-011-097
Serafina Community Assn
195 N Euclid Ave #100
Upland CA 91786

152-012-001
Jing Zhao
12472 Sabrosa Ln
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152-012-002
Jian Sun
13664 Star Ruby Ave
Corona CA 92880

152-012-003
Claudio G Dias
12464 Sabrosa Ln
Eastvale CA 91752

152-012-007
Jonathan Mason
12473 Sabrosa Ln
Mira Loma CA 91752

152-012-008
Patrick Earl Walker
12469 Sabrosa Ln
Eastvale CA 91752

152-012-009
Raethael D Cook
12465 Sabrosa Ln
Mira Loma CA 91752

152-012-013
Christopher Sapp
12470 Quintessa Ln
Mira Loma CA 91752

152-012-025
Serafina Community Assn
195 N Euclid Ave #100
Upland CA 91786

152-012-026
Shirley Wan
13065 Kiso Ct
Eastvale CA 92880

152-012-027
Hector M Barrios
6255 Callisto Ln
Mira Loma CA 91752

152-012-028
Andrew P Bock
6259 Callisto Ln
Mira Loma CA 91752

152-012-029
Monica R Albidrez
6263 Callisto Ln
Mira Loma CA 91752

152-012-030
Silhi Carol Al
6267 Callisto Ln
Mira Loma CA 91752

152-012-031
Jeovani A Pajo
6271 Callisto Ln
Mira Loma CA 91752

152-012-032
Prop Calpac
27372 Aliso Creek #200
Aliso Viejo CA 92656

152-012-033
Han Yun Lin
6262 Callisto Ln
Mira Loma CA 91752

152-012-034
Margaret Wang
6266 Callisto Ln
Mira Loma CA 91752

152-012-035
Merced Vazquez
6270 Callisto Ln
Mira Loma CA 91752

152-012-036
Rubina Shaheen Zafar
6274 Callisto Ln
Mira Loma CA 91752

152-012-037
Jack Cheng Guang Jiang
19210 Bel Air Dr
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152-012-038
Yicheng Xin
13323 Lilyrose St
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152-012-039
Herman J Bacchus
12462 Travanca Ln
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152-012-043
Jenny Ma
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Temple City CA 91780

152-012-044
Stephan D Evans
12467 Travanca Ln
Mira Loma CA 91752

152-012-045
Christian Raul Andrade
12463 Travanca Ln
Mira Loma CA 91752

152-012-049
Shouzher Yan
6287 Ancora Ln
Mira Loma CA 91752

152-012-050
Group Dejavian
2053 Vista Del Sol
Chino Hills CA 91709

152-012-051
Donald Mason
2371 Jean Marie Cir
Corona CA 92882

152-012-052
Chia Li Tu
6299 Ancora Ln
Mira Loma CA 91752

152-012-053
Jessica Polidano
7729 Calle Bresca
Rancho Cucamonga CA 91730

152-012-054
Jamie Lynn Greiner
6286 Ancora Ln
Mira Loma CA 91752

152-012-055
Richard Corral
6290 Ancora Ln
Mira Loma CA 91752

152-012-056
Exequiel M Molo
20294 Fujii Ct
Apple Valley CA 92308

152-012-057
Christophe Chih-de Tai
6298 Ancora Ln
Mira Loma CA 91752

152-012-058
Norman E Gall
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152-012-059
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152-012-060
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152-012-061
Michele Ediss
6257 Cristal Ln
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152-012-062
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6261 Cristal Ln
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152-012-063
Tara Townsend Thiesmeyer
6265 Cristal Ln
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152-012-064
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152-012-065
Joseph O Ugheighele
6273 Cristal Ln
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152-012-066
Ruiping Wu
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152-012-067
Ahrahm Living Trust U/a Dated
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152-012-068
Junxuan Diao
8612 Lodgepole Ln
Riverside CA 92508

152-012-069
Lillie M Motley
6264 Cristal Ln
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152-012-070
Joseph J Tunnelle
7216 Canopy Ln
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152-012-071
Diana Rachel Hayashibara
6272 Cristal Ln
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152-012-072
Alice Inhsiung Chang
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152-012-073
Timothy Hill
6289 Montedor Ln
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152-012-074
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Whittier CA 90601

152-012-075
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6297 Montedor Ln
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152-012-076
William E Quiros
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152-012-077
Corinna Rodriguez
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152-012-078
Srilatha Kavuri
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152-012-079
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152-012-080
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152-012-081
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152-012-082
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152-012-083
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152-012-084
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152-012-085
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6341 Amadora Ln
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152-012-086
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152-012-087
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7267 Cobble Creek Dr
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152-012-088
Kathy Trinh Dinh
6353 Amadora Ln
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152-012-089
Serafina Community Assn
2030 Main St #1200
Irvine CA 92614

152-012-090
Serafina Community Assn
2030 Main St #1200
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152-012-091
Serafina Community Assn
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152-013-001
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152-013-002
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3118 Windmill Dr
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152-013-003
Kaus
7233 Berry Creek St
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152-013-004
John Garcia
6263 Isidora Ln
Mira Loma CA 91752

152-013-005
Nan Sun
8668 Forest Park St
Chino CA 91708

152-013-006
Jian Jiao
6751 French Dr
Eastvale CA 92880

152-013-007
Edward L Hall
6250 Isidora Ln
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152-013-008
Al-silhi Rita G Revocable Living Trust
6254 Isidora Ln
Mira Loma CA 91752

152-013-009
Carlos Humberto Orellana
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152-013-010
Elizabeth Devine
6262 Isidora Ln
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152-013-011
Jonathan Eduardo Caceres
6266 Isidora Ln
Mira Loma CA 91752

152-013-012
Mohsin Javed
6291 Amarante Ln
Mira Loma CA 91752

152-013-013
Joel Harstad
6295 Amarante Ln
Mira Loma CA 91752

152-013-014
Martha Rosales
6299 Amarante Ln
Mira Loma CA 91752

152-013-015
Hongwei Zhou
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Markham ON

152-013-016
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6290 Amarante Ln
Mira Loma CA 91752

152-013-017
Jian Ma
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152-013-018
Jean Lee
6298 Amarante Ln
Mira Loma CA 91752

152-013-019
Dana Grant
6302 Amarante Ln
Mira Loma CA 91752

152-013-020
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195 N Euclid Ave #100
Upland CA 91786

152-013-021
Kit Leung
228 W Valley Blvd #205B
Alhambra CA 91801

152-013-022
Drus Family Trust Dated 07/13/2019
6259 Arrifana Ln
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152-013-023
Kim Vivino Robles
14649 Milestone St
Moreno Valley CA 92555

152-013-024
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152-013-025
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152-013-026
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152-013-027
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Mira Loma CA 91752

152-013-028
Christian J Efflandt
6258 Arrifana Ln
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152-013-029
Gilford J Saucier
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Mira Loma CA 91752

152-013-030
Rachel Ann Olaes
6626 Arrifana Ln
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152-013-031
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6270 Arrifana Ln
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152-013-032
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24190 Fawnskin Dr
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152-013-033
Villanueva Trust Dtd 09/01/2018
21741 Birch Hill Dr
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152-013-034
David M Rathel
6257 Camposa Ln
Mira Loma CA 91752

152-013-035
Wright Mark Living Trust 1/16/20
6162 Camposa Ln #36
Eastvale CA 91752

152-013-036
Jason Gallardo
6265 Camposa Ln #36
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152-013-037
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152-013-039
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152-013-040
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152-013-041
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152-013-042
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152-013-043
Wen Wang
6268 Camposa Ln
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152-013-044
Shenouda Mina Trust Dtd 5/18/2016
12587 Ruvina Ln #221
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152-013-045
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12583 Ruvina Ln
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152-013-046
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152-013-047
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12575 Ruvina Ln
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152-013-048
Sao V Tran
12571 Ruvina Ln
Mira Loma CA 91752

152-013-049
Ricardo Alfredo Molina
12567 Ruvina Ln
Mira Loma CA 91752

152-013-050
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152-014-001
Linda Chau Chu
6358 Estrela Ln
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152-014-002
Tony Chago
6362 Estrela Ln
Mira Loma CA 91752

152-014-003
Edward Nobunori Yuasa
6366 Estrela Ln #155
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152-014-004
Pamela Lifang Sheng
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152-014-005
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6374 Estrela Ln
Mira Loma CA 91752

152-014-006
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152-014-007
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6359 Estrela Ln
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152-014-008
David R Schmidt
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152-014-009
Jiaquan Liu
6369 Estrela Ln
Mira Loma CA 91752

152-014-010
Sud Family Trust Dated 04/26/2011
6722 Sun Dunes St
Eastvale CA 92880

152-014-011
Priscilla A Grijalva
6375 Estrela Ln
Mira Loma CA 91752

152-014-012
Josie Valtierra
6360 Estrela Ln
Mira Loma CA 91752

152-014-013
Ze Tao
6364 Tivoli Ln
Mira Loma CA 91752

152-014-014
Grace A Jones
6368 Tivoli Ln
Mira Loma CA 91752

152-014-015
William W Choi
6372 Tivoli Ln
Eastvale CA 91752

152-014-016
Snehal R Soni
6275 Mulan St
Corona CA 92880

152-014-017
Jung Fu Wang
12541 Cipriano Ln
Mira Loma CA 91752

152-014-018
Siham H Elmezian
12537 Cipriano Ln
Mira Loma CA 91752

152-014-019
Valentine Kidd
12533 Cipriano Ln
Eastvale CA 91752

152-014-020
Socorro Morales
12529 Cipriano Ln
Mira Loma CA 91752

152-014-021
Hiram Fong
20454 San Gabriel Valley
Walnut CA 91789

152-014-022
Froilan Paguio
12557 Cipriano Ln
Mira Loma CA 91752

152-014-023
Alicia G Gonzalez
12553 Cipriano Ln
Mira Loma CA 91752

152-014-024
Jo Chen Teng
12549 Capriano Ln
Mira Loma CA 91752

152-014-025
Serafina Community Assn
195 N Euclid Ave #100
Upland CA 91786

152-014-026
Chih Chia Chang
12581 Cipriano Ln
Mira Loma CA 91752

152-014-027
Heather Sutton
12577 Cipriano Ln
Mira Loma CA 91752

152-014-028
Alejandro Vasquez
12573 Cipriano Ln
Mira Loma CA 91752

152-014-029
Wen Zhang
12569 Cipriano Ln
Mira Loma CA 91752

152-014-030
Justin C Carrillo
12584 Cipriano Ln
Mira Loma CA 91752

152-014-031
Linda Tai
12580 Cipriano Ln
Mira Loma CA 91752

152-014-032
Bin Mao
12576 Cipriano Ln
Mira Loma CA 91752

152-014-033
Norman C Pamintuan
12572 Cipriano Ln
Eastvale CA 91752

152-014-034
Orlando Salinas
12568 Cipriano Ln
Mira Loma CA 91752

152-014-035
Diane Vencek
12564 Cipriano Ln
Mira Loma CA 91752

152-014-036
Rosalinda Madamba
12587 Montellano Ln
Mira Loma CA 91752

152-014-037
Huijin Zhou
64 Napa Valley Rd
Gaithersburg MD 20878

152-014-038
Deon Waters
12308 Carnaby St
Cerritos CA 90703

152-014-039
Andrew Lansing
6660 Alpine St
Eastvale CA 91752

152-014-040
Maurice J Lemoine
14847 Avenida Anita
Chino Hills CA 91709

152-014-041
John G Chambles
12567 Montellano Ln
Eastvale CA 91752

152-014-042
Patricia D Willis
12586 Montellano Ln
Mira Loma CA 91752

152-014-043
Hong Nian Li
12912 Skokorat Ct
Corona CA 92880

152-014-044
Jun Li
12578 Montellano Ln
Mira Loma CA 91752

152-014-045
Kai Lin Jang
12574 Montellano Ln
Mira Loma CA 91752

152-014-046
Traison Leon Lewis
12570 Montellano Ln
Mira Loma CA 91752

152-014-047
Fanny Vargas
12566 Montellano Ln
Mira Loma CA 91752

152-014-048
Serafina Community Assn
195 N Euclid Ave #100
Upland CA 91786

152-014-049
Balbuena M Living Trust Dated
Po Box 413
Atwood CA 92811

152-014-050
Ihao Hsiao
12551 Tavira Ln
Mira Loma CA 91752

152-014-051
Shane E Mansfield
12547 Tavira Ln
Mira Loma CA 91752

152-014-052
Jose Jorge Ramos
12543 Tavira Ln
Eastvale CA 91752

152-014-053
Xin Huang
Po Box 999
Norco CA 92860

152-014-054
Robert E Clark
12535 Tavira Ln
Mira Loma CA 91752

152-014-055
Stephen A Navar
12550 Tavira Ln
Mira Loma CA 91752

152-014-056
Jennifer L Volkmann
12546 Tavira Ln
Mira Loma CA 91752

152-014-057
Vincent Harwood Cordova
10944 Bonavista Ln
Whittier CA 90604

152-014-058
Ying Ling Yeh
12538 Tavira Ln
Mira Loma CA 91752

152-014-059
Edmond W Leung
12534 Tavria Ln #295
Eastvale CA 91752

152-014-060
Rafael Iglesias
12549 Marco Ln
Mira Loma CA 91752

152-014-061
Benjamin Shuler
12545 Marco Ln
Mira Loma CA 91752

152-014-062
Kenny Kengyih Shu
20150 Iluso Ave
Walnut CA 91789

152-014-063
Shantee Servio
12537 Marco Ln
Eastvale CA 91752

152-014-064
Ann Swanson
23855 Chinook Pl
Diamond Bar CA 91765

152-014-065
Vanessa Chavez
12548 Marco Ln
Mira Loma CA 91752

152-014-066
Amber Ford
12544 Marco Ln
Mira Loma CA 91752

152-014-067
Noe Lorenzo
4721 W Flight Ave
Santa Ana CA 92704

152-014-068
Mercedes D Diaz
12536 Marco Ln
Mira Loma CA 91752

152-014-069
William Lyon Homes Inc
4490 Von Karman Ave
Newport Beach CA 92660

152-014-070
Cheng I Lin Oscar
14388 Mountain Ave
Chino CA 91710

152-014-071
Diana Aguirre
6339 Mindelo Ln
Mira Loma CA 91752

152-014-072
Louie Benson Living Trust
6343 Mindelo Ln
Mira Loma CA 91752

152-014-073
Oscar A Paz
6347 Mindelo Ln
Mira Loma CA 91752

152-014-074
Tomas L Jimenez
6351 Mindelo Ln
Mira Loma CA 91752

152-014-075
Chyuan Yih Lee
6355 Mindelo Ln
Mira Loma CA 91752

152-014-076
Virgilio C Arevalo
6334 Mindelo Ln
Mira Loma CA 91752

152-014-077
Tonya Marie Sauer
6338 Mindelo Ln
Mira Loma CA 91752

152-014-078
Joe M Moreno
6342 Mindelo Ln
Mira Loma CA 91752

152-014-079
Daniel J Floyd
6346 Mindelo Ln
Eastvale CA 91752

152-014-080
Lu George & Alice Family Trust
846 Coldstream Ct
Diamond Bar CA 91765

152-014-081
Inv Calpac
984 Crystal Water Ln
Walnut CA 91789

152-014-082
Bong Gi Ji
1102 49th Ave #6J
Long Island City NY 11101

152-014-083
Yun He
12581 Montalvo Ln
Eastvale CA 91752

152-014-084
Gus Pappas
12577 Montaivo Ln
Mira Loma CA 91752

152-014-085
Patrick Michael Smith
12573 Montaivo Ln
Mira Loma CA 91752

152-014-086
Kimberly Mirabella
12569 Montavio Ln
Mira Loma CA 91752

152-014-087
Jeremy P Gallagher
1449 Lynden Trails Dr
San Jacinto CA 92582

152-014-088
Point Everest
18662 Macarthur Blvd #200
Irvine CA 92612

152-014-089
Song Paul Ho Yeong
12914 University Crescent
Carmel IN 46032

152-014-090
Wenmei Wang
6638 Kenia Ct
Corona CA 92880

152-014-091
Min Je Park
3369 Lake Austin Blvd
Austin TX 78703

152-014-092
Serafina Community Assn
195 N Euclid Ave #100
Upland CA 91786

152-520-001
Jill Renee Duncan
6435 Caxton St
Eastvale CA 91752

152-520-002
Adrian Sandoval
6425 Caxton St
Mira Loma CA 91752

152-521-020
Francisco Aceves
6475 Caxton St
Mira Loma CA 91752

152-521-021
Jose A Montilla
12559 Longleaf Ct
Mira Loma CA 91752

152-521-022
Jose G Zavala
12569 Longleaf Ct
Mira Loma CA 91752

152-521-023
Lihua Sun
12579 Longleaf Ct
Eastvale CA 91752

152-521-024
Chris Kuei Fu Ho
17103 Camino Ayala Ct
Yorba Linda CA 92886

152-521-025
Michael W Barrett
12576 Longleaf Ct
Mira Loma CA 91752

152-521-026
Loreta Sanjuan
12566 Longleaf Ct
Mira Loma CA 91752

152-521-027
Juanling Guo
12556 Longleaf Ct
Mira Loma CA 91752

152-521-028
Michael A Roman
6445 Caxton St
Mira Loma CA 91752

152-650-001
Walgreen Co
P O Box 661238
Arcadia CA 91066

152-650-002
Nu Way Industries Inc
P O Box 661238
Arcadia CA 91066

152-650-013
Mcdonalds Usa
P O Box 182571
Columbus OH 43218

152-650-017
Dev Cft
1683 Walnut Grove Ave
Rosemead CA 91770

152-650-018
J & R Hock Enterprises Inc
P O Box 661238
Arcadia CA 91066

152-650-023
Eastvale Wlpx
P O Box 670
Upland CA 91785

160-030-065
Gateway Eastvale
1156 N Mountain Ave
Upland CA 91786

160-230-006
Gateway I Eastvale
P O Box 670
Upland CA 91785

160-230-008
Gateway I Eastvale
P O Box 670
Upland CA 91785

160-230-009
Hd Dev Of Maryland Inc
P O Box 105842
Atlanta GA 30348

160-230-010
Gateway I Eastvale
P O Box 670
Upland CA 91785

160-230-018
Vons Companies Inc
1371 Oakland Blvd #200
Walnut Creek CA 94596

160-230-019
Gateway Eastvale
P O Box 670
Upland CA 91785

160-230-020
Gateway I Eastvale
P O Box 670
Upland CA 91785

160-230-021
Vons Companies Inc
P O Box 670
Upland CA 91785

160-230-022
Gateway I Eastvale
P O Box 670
Upland CA 91785

164-030-013
James Borba
12740 58th St
Corona CA 92880

164-030-014
James Borba
12740 58th St
Corona CA 92880

164-030-024
James Borba
12740 58th St
Corona CA 92880

164-060-001
Peter J Mcgowan
6390 Iris Ct
Corona CA 92880

164-060-002
Evangelina Jimenez
6380 Iris Ct
Corona CA 92880

164-060-003
Yu Qing Zhang
6370 Iris Ct
Eastvale CA 92880

164-060-004
Timothy Wade Crome
6360 Iris Ct
Corona CA 92880

164-060-005
Javier De Leon Figueroa
1320 W Ricky Ln
Anaheim CA 92802

164-060-006
Suyun Chen
101 Lilac
Irvine CA 92620

164-060-007
Yuejie Shi
6330 Iris Ct
Corona CA 92880

164-060-008
Martin Serrano
6320 Iris Ct
Eastvale CA 92880

164-060-009
Jose A Santillan
6310 Iris Ct
Corona CA 92880

164-060-010
Wei Ho
6313 Iris Ct
Corona CA 92880

164-060-011
Rob G Thompson
6323 Iris Ct
Corona CA 92880

164-060-012
Amber Gillman
6333 Iris Ct
Corona CA 92880

164-060-013
Kenneth Aguayo
6343 Iris Ct
Corona CA 92880

164-060-014
Teri M Sherman
6353 Iris Ct
Corona CA 92880

164-060-015
Ryan Howard Tucker
6363 Iris Ct
Corona CA 92880

164-060-016
Jiaquan Ding
6373 Iris Ct
Corona CA 92880

164-060-017
Alex J Mendenhall
6383 Iris Ct
Corona CA 92880

164-060-018
Flor Bribiesca
6393 Iris Ct
Corona CA 92880

164-060-019
Gulab C Patolia
22550 Green Mount Pl
Yorba Linda CA 92887

164-060-020
Rogelio Melendez
6382 Marigold St
Corona CA 92880

164-060-021
Michael Anthony Ybarra
6372 Marigold St
Corona CA 92880

164-060-022
Jason Bosch
6362 Marigold St
Corona CA 92880

164-060-023
Andre D Yancey
6352 Marigold St
Eastvale CA 92880

164-060-024
Jerry Aubrey Wood
6342 Marigold St
Corona CA 92880

164-060-025
Thang P Nguyen
6332 Marigold St
Eastvale CA 92880

164-060-026
Bruce James Schiller
6322 Marigold St
Corona CA 92880

164-060-027
Robert T Jackson
6312 Marigold St
Corona CA 92880

164-060-028
Sandra Nunez
6315 Marigold St
Corona CA 92880

164-060-029
Hongbing Yu
6325 Marigold St
Eastvale CA 92880

164-060-030
John L Carletello
6335 Marigold St
Corona CA 92880

164-060-031
Edgar F Noice
6345 Marigold St
Corona CA 92880

164-060-032
Manuel Edmundo Cid
6355 Marigold St
Corona CA 92880

164-060-033
Quang Nhat Huynh
6365 Marigold St
Corona CA 92880

164-060-034
Mark Sae Jong Lee
13673 Lowell St
Eastvale CA 92880

164-060-035
Mohammad A Irfan
6385 Marigold St
Corona CA 92880

164-060-036
Robert E Sheldon
6395 Marigold St
Corona CA 92880

164-060-037
Korry Hoglan
6394 Pomegranate Ct
Corona CA 92880

164-060-038
Henry Melendez
6384 Pomegranate Ct
Corona CA 92880

164-060-039
Antonio Sanchez
6374 Pomegranate Ct
Corona CA 92880

164-060-040
Inoscencio Ruiz
6364 Pomegranate Ct
Corona CA 92880

164-060-041
Penina Shubin
6354 Pomegranate Ct
Corona CA 92880

164-060-042
Albert Flores
6344 Pomegranate Ct
Corona CA 92880

164-060-043
Wayne Liang
420 S 5th St
Alhambra CA 91801

164-060-044
Patrick D Earhart
6324 Pomegranate Ct
Corona CA 92880

164-060-045
Hui Suk Hwang
6314 Pomegranate Ct
Corona CA 92880

164-060-046
Romualdo Milian Creus
6317 Pomegranate Ct
Corona CA 92880

164-060-047
James Jay Simpson
33509 Hayloft St
Wildomar CA 92595

164-060-048
Shaun E Kennedy
6337 Pomegranate Ct
Corona CA 92880

164-060-049
Kenya Nicole Nelson
6347 Pomegranate Ct
Corona CA 92880

164-060-050
Stephen Segura
6357 Pomegranate Ct
Corona CA 92880

164-060-051
Roel M Creus
6367 Pomegranate Ct
Corona CA 92880

164-060-052
David T Gluth
6377 Pomegranate Ct
Corona CA 92880

164-060-053
Samuel K Kiema
P O Box 384
Covina CA 91723

164-060-054
Maurice W Ramsey
6397 Pomegranate Ct
Corona CA 92880

164-060-055
Matthew Elton Crowder
6396 Lavender St
Corona CA 92880

164-060-056
Joe J Rocha
6386 Lavender St
Corona CA 92880

164-060-057
Lonnie Banks
6376 Lavender St
Corona CA 92880

164-060-058
Shaobin Dong
6366 Lavender St
Corona CA 92880

164-060-059
Patricia Cisneros
6356 Lavender St
Eastvale CA 92880

164-060-060
Travuth Mock
6346 Lavender St
Corona CA 92880

164-060-061
Richard Barron
6336 Lavender St
Corona CA 92880

164-060-062
Richard Alexander
6326 Lavender St
Corona CA 92880

164-060-063
George Harada
39209 Winchester Rd #104
Murrieta CA 92563

164-060-064
Qingliang Wang
6319 Lavender St
Eastvale CA 92880

164-060-065
Ricardo Naves
6329 Lavender St
Corona CA 92880

164-060-066
Cynthia Hernandez
6339 Lavender St
Corona CA 92880

164-060-067
Shihchen Joseph Jao
408 Alster Ave
Arcadia CA 91006

164-060-068
Lillian Navas
6359 Lavender St
Corona CA 92880

164-060-069
Terry Ray Chapman
6369 Lavender St
Corona CA 92880

164-060-070
Leith Chacon
6379 Lavender St
Corona CA 92880

164-060-071
Scott Arthur Cooper
6389 Lavender St
Corona CA 92880

164-060-072
Eddy Rivera
6399 Lavender St
Corona CA 92880

164-070-001
Motts Family Trust Dated 9/7/2018
12673 Oakdale St
Corona CA 92880

164-070-002
Gurminder S Nibber
6425 Marigold St
Corona CA 92880

164-070-003
Yan Pei
28563 Malabar Rd
Coto De Caza CA 92679

164-070-004
Marie Ferro
777 4th St
Norco CA 92860

164-073-023
Michael L Wilkinson
6444 Lilac Ct
Corona CA 92880

164-073-024
Alex Pacheco
6434 Lilac Ct
Corona CA 92880

164-073-025
Angela Marina Zavala
6424 Lilac Ct
Corona CA 92880

164-073-026
Patrick M Keenan
6427 Lilac Ct
Corona CA 92880

164-073-027
Mark Mc Clain
6437 Lilac Ct
Corona CA 92880

164-073-028
Russ Richey
6447 Lilac Ct
Corona CA 92880

164-073-043
Roberto Cantero
6442 Marigold St
Corona CA 92880

164-073-044
Ryan S Spivey
6432 Marigold St
Corona CA 92880

164-073-045
Eric C Post
6422 Marigold St
Corona CA 92880

164-073-046
Gary R Brooks
12653 Oakdale St
Corona CA 92880

164-073-047
Robert M Rello
12643 Oakdale St
Corona CA 92880

164-073-048
Ramesh Purshottam Patel
12633 Oakdale St
Eastvale CA 92880

164-073-049
Muhammad Sarwar
1165 W Chase Cir
Corona CA 92882

164-073-050
Jorge Talavera
12613 Oakdale St
Corona CA 92880

164-080-008
Eric B Henry
6449 Lavender St
Corona CA 92880

164-080-009
Brian S Cauble
6439 Lavender St
Corona CA 92880

164-080-010
Jacqueline P Zamora
6429 Lavender St
Corona CA 92880

164-080-011
Zoran Grujevski
6419 Lavender St
Corona CA 92880

164-081-008
Jesus P Guerrero
6444 Daffodil Ct
Corona CA 92880

164-081-009
Annie Xiao
6434 Daffodil Ct
Corona CA 92880

164-081-010
Jay D Delafuente
6424 Daffodil Ct
Corona CA 92880

164-081-011
Ryan Okeefe
6427 Daffodil Ct
Corona CA 92880

164-081-012
Wei Chia Chu
17800 Castleton St #200
Rowland Heights CA 91748

164-081-013
Geoffrey Scott Kine
6447 Daffodil Ct
Corona CA 92880

164-081-028
Advinadab Velsaco
6446 Lavender St
Corona CA 92880

164-081-029
Howard C Yang
6436 Lavender St
Corona CA 92880

164-081-030
Sharon Morgan Irving
6426 Lavender St
Corona CA 92880

164-081-031
Raul Valdez
12723 Oakdale St
Corona CA 92880

164-081-032
George W Cipollone
12713 Oakdale St
Corona CA 92880

164-081-033
Selina Flores
12703 Oakdale St
Corona CA 92880

164-081-034
Oakdale Street Trust
2621 Green River No #105
Corona CA 92882

164-081-035
Ricardo Martinez
12683 Oakdale St
Corona CA 92880

164-330-001
Anfeng Huang
18055 Gooseberry Dr
Rowland Heights CA 91748

164-330-002
Irene Bich Ky Lam
24610 Los Adornos
Yorba Linda CA 92887

164-330-003
Francisco Castrejon
12815 Oakdale St
Corona CA 92880

164-330-004
Ming Sheng Tsay
12821 Oakdale St
Corona CA 92880

164-330-005
Nilesh N Patel
1079 Holiday Dr
West Covina CA 91791

164-330-006
Noah Chang
6425 Gladiola St
Corona CA 92880

164-330-007
Ce Li
1388 Rangeton Dr
Diamond Bar CA 91789

164-330-008
Donald R Havenhill
6409 Gladiola St
Corona CA 92880

164-330-009
Sterling Crook
6401 Gladiola St
Corona CA 92880

164-330-010
Kazi A Mamun
6406 Gladiola St
Eastvale CA 92880

164-331-001
Suresh Khanal
12839 Oakdale St
Corona CA 92880

164-331-002
Hoffman Marie Gabrielle Yerro
12845 Oakdale St
Corona CA 92880

164-331-016
Denesica E Tuggle
6441 Gladiola St
Corona CA 92880

164-412-001
Alexander O Morales
6320 Nuffield Ct
Corona CA 92880

164-412-002
Sergio Leyva
6336 Nuffield Ct
Corona CA 92880

164-412-003
Jose Luis Rodriguez
6337 Nobury Ct
Corona CA 92880

164-412-004
Tim Khorn Sar
6321 Nobury Ct
Corona CA 92880

164-413-001
David Romero
6318 Nobury Ct
Corona CA 92880

164-413-002
Oscar Luna
6334 Nobury Ct
Corona CA 92880

164-413-003
Liliana E Millan
6331 Charolais Ct
Corona CA 92880

164-413-004
Bishop Boutros
6020 Fairland Ave
Corona CA 92880

164-413-005
Michael Jude Rodamaker
6307 Charolais Ct
Corona CA 92880

164-414-001
Lei Hou
6304 Charolais Ct
Eastvale CA 92880

164-414-002
Jose E Vargas
6312 Charolais Ct
Corona CA 92880

164-414-003
James Tapia
6328 Charolais Ct
Corona CA 92880

164-414-004
Kirk P Mccard
6344 Charolais Ct
Corona CA 92880

164-414-005
Shuang Liu
5147 Capitola Way
Union City CA 94587

164-414-006
Crutchfield Timothy Terrell & Shanna
12852 Pattison St
Eastvale CA 92880

164-414-007
Stephen E Defrancis
12844 Pattison St
Corona CA 92880

164-414-008
Cheng Huang
15669 Dodrill Dr
Hacienda Heights CA 91745

164-414-009
Scott Hemming
12828 Pattison St
Corona CA 92880

164-414-010
Gabriel Liao
19836 Trotter Ln
Yorba Linda CA 92886

164-414-011
Flavia A Rivera
12835 Prairie Cir
Corona CA 92880

164-414-012
Cheng Kuo Chen
14553 Hillsdale St
Chino CA 91710

164-414-013
Fransisco Ayonn
12846 Prairie Cir
Corona CA 92880

164-414-014
Jorge Colin
12838 Prairie Cir
Corona CA 92880

164-415-001
Mary Lou Padilla
6308 Hereford Ln
Corona CA 92880

164-415-002
Charles J Ramos
6316 Hereford Ln
Corona CA 92880

164-415-003
Brian Pollaccia
6324 Hereford Ln
Corona CA 92880

164-415-004
Evan Peng
1587 Rancho Hills Dr
Chino Hills CA 91709

164-415-005
Merlyn Torres
11784 Del Sur Dr
Jurupa Valley CA 91752

164-415-006
Andres Flores
6348 Hereford Ln
Corona CA 92880

164-415-007
Lisa Marie Silva
6356 Hereford Ln
Corona CA 92880

164-415-008
Sina White
6364 Hereford Ln
Corona CA 92880

164-415-009
Vincent V Tran
6372 Hereford Ln
Corona CA 92880

164-415-010
Louis Salerno
6380 Hereford Ln
Corona CA 92880

164-415-011
Luisito O Mercado
6388 Hereford Ln
Corona CA 92880

164-416-001
Tarik Eldin
12830 Oakdale St
Corona CA 92880

164-416-002
Jerry L Kernes
12824 Oakdale St
Corona CA 92880

164-416-003
Mohammed Naji
12818 Oakdale St
Corona CA 92880

164-416-004
Kristine Lynn Booth
12812 Oakdale St
Corona CA 92880

164-416-005
Ralph King
25821 Dove St
Corona CA 92883

164-416-006
Ibrahim Khamis
6367 Hereford Ln
Corona CA 92880

164-416-007
Michael S Rodriguez
12833 Pattison St
Corona CA 92880

164-416-008
Ernesto Licerio
12841 Pattison St
Corona CA 92880

164-416-009
Laura L Grissom
12849 Pattison St
Corona CA 92880

164-416-010
Harry A Watson
12857 Pattison St
Corona CA 92880

164-416-011
Gabriel Liao
19836 Trotter Ln
Yorba Linda CA 92886

164-416-012
Evan Martinez
12873 Pattison St
Corona CA 92880

164-416-013
Nathan Lee
12881 Pattison St
Corona CA 92880

164-416-014
Jairo David Pena
12889 Pattison St
Eastvale CA 92880

164-416-015
Armando Barquera
12897 Pattison St
Corona CA 92880

164-416-016
John Andrew Mead
12905 Pattison St
Corona CA 92880

164-416-017
Antonio Caballero
12913 Pattison St
Corona CA 92880

164-416-018
Salvatore Antonio Fileccia
12921 Pattison St
Corona CA 92880

164-416-019
Mario M Alves
12929 Pattison St
Corona CA 92880

164-416-020
Pengfei Chu
18802 Whitney Pl
Rowland Heights CA 91748

164-416-021
Abdul Aziz
22365 Birds Eye Dr
Diamond Bar CA 91765

164-416-029
Heinrich L Sapino Johann
6306 Cattleman Dr
Corona CA 92880

164-416-030
Jiliang Zhang
14686 Stone Ridge Dr
Saratoga CA 95070

164-416-031
Makevitage Perera
6322 Cattleman Dr
Corona CA 92880

164-416-032
Capital Carmel
557 Vista Grande
Newport Beach CA 92660

164-416-033
Angeli J Solanki
6338 Cattleman Dr
Corona CA 92880

164-416-034
Jeffrey B Walley
6346 Cattleman Dr
Corona CA 92880

164-416-035
Hector Pantoja
6354 Cattleman Dr
Corona CA 92880

164-416-036
Chow Nan Wang
6362 Cattleman Dr
Eastvale CA 92880

164-416-037
Donald D Leblanc
6370 Cattleman Dr
Corona CA 92880

164-416-038
Daniel S Zellmer
6378 Cattleman Dr
Corona CA 92880

164-416-039
Derrick J Hill
6386 Cattleman Dr
Eastvale CA 92880

164-416-040
Jorge Heredia
6394 Cattleman Dr
Corona CA 92880

164-417-001
Meilin Motter
248 Asta Ave
Newbury Park CA 91320

164-417-002
Bounleuth Meksavanh
6397 Cattleman Dr
Eastvale CA 92880

164-417-003
Mark Holmes
6389 Cattleman Dr
Corona CA 92880

164-417-004
Alexander Zadekian
6510 Finngal Pl
Whittier CA 90601

164-417-005
Hector G Hernandez
6365 Cattleman Dr
Corona CA 92880

164-417-006
Kevin M Nguyen
6357 Cattleman Dr
Corona CA 92880

164-417-007
Andry Oey
6349 Cattleman Dr
Corona CA 92880

164-417-008
Capital Carmel
557 Vista Grande
Newport Beach CA 92660

164-417-009
Tony Mak
13528 Beach St
Cerritos CA 90703

164-417-010
Anthony Vela
6317 Cattleman Dr
Corona CA 92880

164-417-011
Michelle Galan
6309 Cattleman Dr
Corona CA 92880

164-417-021
Kevin James Widner
2582 Norte Vista Dr
Chino Hills CA 91708

164-417-022
Steve Pulliam
12918 Merry Meadows Dr
Corona CA 92880

164-417-023
Osama Fahmy
12910 Merry Meadows Dr
Corona CA 92880

164-417-024
Michael Osuna
12902 Merry Meadows Dr
Corona CA 92880

164-417-025
Thomas Dee Russell
12894 Merry Meadows Dr
Corona CA 92880

164-417-026
Cynthia Dupree
12886 Merry Meadows Dr
Corona CA 92880

164-417-027
William A Smith
12878 Merry Meadows Dr
Corona CA 92880

164-417-028
Yongshao Lu
12870 Merry Meadows Dr
Corona CA 92880

164-650-011
Zijian Zhang
12930 Shorthorn Dr
Eastvale CA 92880

164-650-012
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-650-013
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-650-014
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-651-001
Lal Family Trust Of 2004 Dated
12898 Shorthorn Dr
Eastvale CA 92880

164-651-002
Kanwal J Singh
6894 Tourmaline Dr
Eastvale CA 92880

164-651-003
Chao Liu
12882 Shorthorn Dr
Eastvale CA 92880

164-651-004
Vicente Arredondo
12874 Shorthorn Dr
Eastvale CA 92880

164-651-005
Frank J Sales
12866 Shorthorn Dr
Eastvale CA 92880

164-651-006
Huimin Wang
12858 Shorthorn Dr
Corona CA 92880

164-651-007
Shengyu Li
12850 Shorthorn Dr
Eastvale CA 92880

164-651-008
Lu Zhong
600 E Ash St
Brea CA 92821

164-651-009
Qi Li
14726 Ramona Ave #201
Chino CA 91710

164-651-010
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-651-011
Nicolas Reynoso
12818 Shorthorn Dr
Eastvale CA 92880

164-651-012
Vibhuti Gajera
6248 Hereford Ln
Corona CA 92880

164-651-013
Stephanie N Sengaroun
6640 Coyote Trail Ln
Eastvale CA 92880

164-651-014
Weili He
18725 E Gale Ave #100
City Industry CA 91748

164-651-015
Tingting Chen
18725 E Gale Ave #100
City Of Industry CA 91765

164-651-016
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-651-017
Jinan Zhu
1432 Linda Way
Arcadia CA 91006

164-651-018
Y-huoy Shih Huang
6296 Hereford Ln
Eastvale CA 92880

164-652-001
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-652-002
Jerome F Lam
6293 Hereford Ln
Eastvale CA 92880

164-652-003
Yi Li
6285 Hereford Ln
Corona CA 92880

164-652-004
Ramy Ibrahim
6277 Hereford Ln
Corona CA 92880

164-652-005
Yinfa Chen
6269 Hereford Ln
Eastvale CA 92880

164-652-006
Minjuan Zhong
12829 Shorthorn Dr
Eastvale CA 92880

164-652-007
Xiaoqing Zou
12837 Shorthorn Dr
Eastvale CA 92880

164-652-008
Kenneth R Artherton
12845 Shorthorn Dr
Eastvale CA 92880

164-652-009
Jie Cao
12853 Shorthorn Dr
Eastvale CA 92880

164-652-010
Feng Chen
4343 Kissena Blvd #307
Flushing NY 11355

164-652-011
Fan Yang
12869 Shorthorn Dr
Eastvale CA 92880

164-652-012
Weifeng Wu
12877 Shorthorn Dr
Eastvale CA 92880

164-652-013
Yong Chen
2618 W Main St
Alhambra CA 91801

164-652-014
Lin Zhang
12893 Shorthorn Dr
Eastvale CA 92880

164-652-015
Na Li
12901 Shorthorn Dr
Eastvale CA 92880

164-652-016
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-652-017
Ling Yin
18725 E Gale Ave #100
City Industry CA 91748

164-652-018
Min Zhou
18725 E Gale Ave #100
City Industry CA 91748

164-652-019
Chen Zhou
12933 Shorthorn Dr
Eastvale CA 92880

164-652-020
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-652-028
Winnie Lee
6275 Nuffield Ct
Eastvale CA 92880

164-652-029
Chengen Zhang
6272 Nuffield Ct
Eastvale CA 92880

164-652-030
Steven Silva Abad
6288 Nuffield Ct
Eastvale CA 92880

164-652-031
Liangshi Xie
6304 Nuffield Ct
Corona CA 92880

164-652-032
William Choi
6305 Nobury Ct
Eastvale CA 92880

164-652-033
Peng Sha
6289 Nobury Ct
Eastvale CA 92880

164-652-034
Ryan Encina Ebbat
6273 Nobury Ct
Eastvale CA 92880

164-652-035
Yueh-hwa Yu
6257 Nobury Ct
Eastvale CA 92880

164-652-036
Beini Carina Turst Under Trust Dated
6254 Nobury Ct
Corona CA 92880

164-652-037
Te Hsiang Chang
6270 Nobury Ct
Eastvale CA 92880

164-652-038
Guoning Li
13163 Lemaitre Dr
Corona CA 92880

164-652-039
Xuehui He
6302 Nobury Ct
Corona CA 92880

164-652-040
Marvin Gapultos
6299 Charolais Ct
Eastvale CA 92880

164-652-041
Pulte Home Co
27401 Los Altos #400
Mission Viejo CA 92691

164-652-042
Chen He
6493 Cattleman Dr
Eastvale CA 92880

164-652-043
Juan Pujol
6275 Charolais Ct
Eastvale CA 92880

164-652-044
Trevor J Barkley
6272 Charolais Ct
Corona CA 92880

164-652-045
Baoxin Jia
6280 Charolais Ct
Corona CA 92880

164-652-046
Sunny Y Du
6288 Charolais Ct
Eastvale CA 92880

164-652-047
Yi Wang
4957 Mcclintock Ave
Temple City CA 91780

164-700-001
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-002
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-003
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-004
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-005
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-006
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-007
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-008
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-009
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-010
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

164-700-011
Marketplace Cloverdale
39209 Winchester Rd #10
Murrieta CA 92563

160-230-020
Occupant
6080 Hamner Ave
Eastvale CA 91752

160-230-009
Occupant
6140 Hamner Ave
Eastvale CA 91752

160-230-018
Occupant
6170 Hamner Ave
Eastvale CA 91752

152-650-023
Occupant
12376 Limonite Ave
Eastvale CA 91752

160-030-065
Occupant
12483 Limonite Ave
Eastvale CA 91752

152-650-018
Occupant
12486 Limonite Ave
Eastvale CA 91752

160-030-065
Occupant
12495 Limonite Ave
Eastvale CA 91752

152-650-013
Occupant
12508 Limonite Ave
Eastvale CA 91752

160-230-008
Occupant
12511 Limonite Ave
Eastvale CA 91752

160-230-022
Occupant
12523 Limonite Ave
Eastvale CA 91752

152-650-017
Occupant
12530 Limonite Ave
Eastvale CA 91752

160-230-006
Occupant
12545 Limonite Ave
Eastvale CA 91752

152-650-002
Occupant
12552 Limonite Ave
Eastvale CA 91752

160-230-006
Occupant
12569 Limonite Ave
Eastvale CA 91752

160-230-019
Occupant
12571 Limonite Ave
Eastvale CA 91752

152-650-001
Occupant
12574 Limonite Ave
Eastvale CA 91752

164-700-008
Occupant
12612 Limonite Ave
Eastvale CA 92880

164-700-009
Occupant
12614 Limonite Ave
Eastvale CA 92880

164-700-010
Occupant
12636 Limonite Ave #1A
Eastvale CA 92880

164-700-010
Occupant
12636 Limonite Ave #1B
Eastvale CA 92880

164-700-010
Occupant
12636 Limonite Ave #1C
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2A
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2B
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2C
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2D
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2E
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2F
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2G
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2H
Eastvale CA 92880

164-700-007
Occupant
12648 Limonite Ave #2I
Eastvale CA 92880

164-700-006
Occupant
12660 Limonite Ave
Eastvale CA 92880

164-700-004
Occupant
12672 Limonite Ave #3A
Eastvale CA 92880

164-700-004
Occupant
12672 Limonite Ave #3B
Eastvale CA 92880

164-700-004
Occupant
12672 Limonite Ave #3C
Eastvale CA 92880

164-700-004
Occupant
12672 Limonite Ave #3D
Eastvale CA 92880

164-700-004
Occupant
12672 Limonite Ave #3E
Eastvale CA 92880

164-700-004
Occupant
12672 Limonite Ave #3F
Eastvale CA 92880

164-700-003
Occupant
12700 Limonite Ave
Eastvale CA 92880

164-700-003
Occupant
12710 Limonite Ave
Eastvale CA 92880

164-700-005
Occupant
12732 Limonite Ave #C1
Eastvale CA 92880

164-700-005
Occupant
12732 Limonite Ave #C2
Eastvale CA 92880

164-700-002
Occupant
12734 Limonite Ave
Eastvale CA 92880

164-700-002
Occupant
12754 Limonite Ave
Eastvale CA 92880

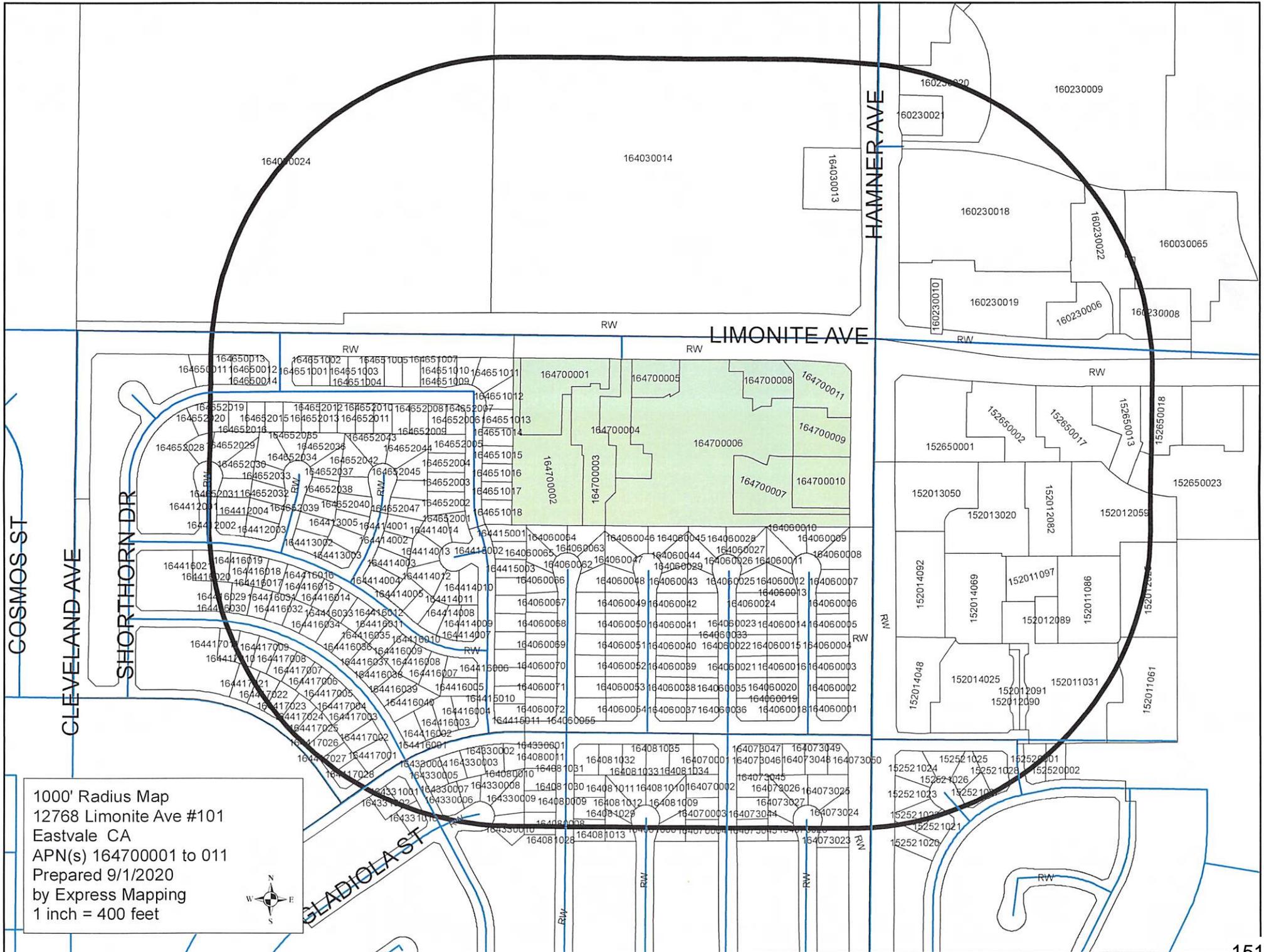
164-700-002
Occupant
12762 Limonite Ave #104
Eastvale CA 92880

164-700-002
Occupant
12762 Limonite Ave #106
Eastvale CA 92880

164-700-002
Occupant
12768 Limonite Ave #101
Eastvale CA 92880

164-700-002
Occupant
12768 Limonite Ave #102
Eastvale CA 92880

164-700-001
Occupant
12782 Limonite Ave
Eastvale CA 92880



1000' Radius Map
 12768 Limonite Ave #101
 Eastvale CA
 APN(s) 164700001 to 011
 Prepared 9/1/2020
 by Express Mapping
 1 inch = 400 feet



PUBLIC HEARING NOTICE CERTIFICATION FORM

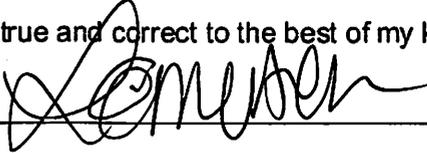
I, Laura Emerson, certify that on 09/01/2020,
Print Name of Preparer Date

the attached property owner's list was prepared by:

Express Mapping for the following project, 12768 Limonite Ave #101, Eastvale,
Name of Company or Individual Project Case Number(s)

using a radius distance of 600 feet (or 1,000 feet for alcohol sale), pursuant to application requirements furnished by the City of Eastvale Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's consultant's and/or representatives, the owner(s) of the subject property, adjacent city/district agencies (as applicable) based upon the latest equalized assessment rolls.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Laura Emerson 

Title/Registration: Employee Express Mapping

Address: 4000 Barranca Pkwy #250

City: Irvine State: CA Zip Code: 92604

Telephone No.: (949) 771-0051 Fax No.: () n/a

E-Mail Address: orders@expressmapping.com

Project/Permit No.: _____