CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Ave, Suite 910, Eastvale, CA, 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, March 18, 2026

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

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

5. PRESENTATIONS

6. PUBLIC COMMENT

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

7. CONSENT CALENDAR

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

7.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission approve the Planning Commission meeting minutes from February 18, 2026 meeting.

7.2. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

7.3. **Public Works Department Update**
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission receive and file the Public Works Department update.

8. PUBLIC HEARINGS

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

8.1. **PLN25-20072 – Tacos Los Cholos Type 41 Alcohol Conditional Use Permit**
Submitted by: Steven D. Fowler, Assistant Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve Conditional Use Permit (PLN25-20072) for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only within an existing 3,209 square-foot commercial retail building in an existing retail center, subject to conditions of approval.

8.2. **PLN26-20012 – Goodman Commerce Center (CR-16) Conditional Use Permits for Beyond Pickleball Club (CONTINUANCE)**
Submitted by: Steven D. Fowler, Assistant Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission continue this City-initiated item to the special March 23, 2026, Planning Commission meeting.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next meeting of the Eastvale Planning Commission is a special meeting scheduled for Wednesday, March 23, 2026, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

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

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, February 18, 2026
Regular Meeting: 6:00 P.M.

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

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1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: Commissioner Rochelle.

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

3. PLEDGE OF ALLEGIANCE

Commissioner Hove led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

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

Commissioner Hove abstained from the item.

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the January 21, 2026 meeting.

7.2 Planning Division Update

The Planning Commission received and filed the Planning Division Update.

7.3 Public Works Department Update

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

8. PUBLIC HEARINGS

8.1 PLN25-20005 Sumner Place Residential Development

Senior Planner Lim presented the item and answered related questions. The applicant from Stratham Homes provided a presentation.

The following individuals provided public comment:

- Giselle Leal-Pelayo
- Quy Phan
- Greg Young
- Julie Rust
- Wesley Rust (donated time to Julie Rust)
- George Zhou
- Madison
- Norma Shupe
- Justin Shupe (donated time to Norma Shupe)
- Glenn Tomas (via email)
- Alycia Wicker (via email)
- Iris Zhu (via email)
- Madison Chu (via email)
- Jessica & Brian Wood (via email)
- Michelle Cobos (via email)
- Martin Diaz (via email)
- Tam Wang (via email)
- Cottage Grove Resident (via email)
- Yvonne Varela (via email)

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

1. Recommend the City Council deny the Mitigated Negative Declaration (MND) prepared for the project, based on the findings and conclusions provided in the draft environmental Initial Study (IS), attached hereto and the conclusion that all environmental impacts were adequately analyzed pursuant to applicable legal standards identified in the California Environmental Quality Act (CEQA) Guidelines;
2. Recommend the City Council deny a General Plan Amendment (GPA) to amend the existing General Plan land use designation from Commercial Retail (CR) to Multi-Family-Low-Moderate (MF-LM);
3. Recommend the City Council deny a Change of Zone (COZ) from Heavy Agriculture (A-2-5) to General Residential (R-3);
4. Recommend the City Council deny a Major Development Review (DR) for the development of a 159 for-sale townhome residential project, subject to conditions of approval; and
5. Recommend the City Council deny Tentative Tract Map No. 38032 for condominium purposes, subject to conditions of approval.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORTS

Community Development Director Gonzalez provided updates.

12. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Rodriguez-Plott adjourned the meeting at 8:04 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, March 18, 2026, at 6:00 p.m.

_____

Jessica Cooper, MMC
Senior Management Analyst

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.2
March 18, 2026

Planning Division Update

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Planning Division Update.

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

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

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

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

Fiscal Impact
The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment - Planning Division Update 3.18.26

CITY OF EASTVALE

Major Projects Summary

March 18, 2026

City of Eastvale Planning Division

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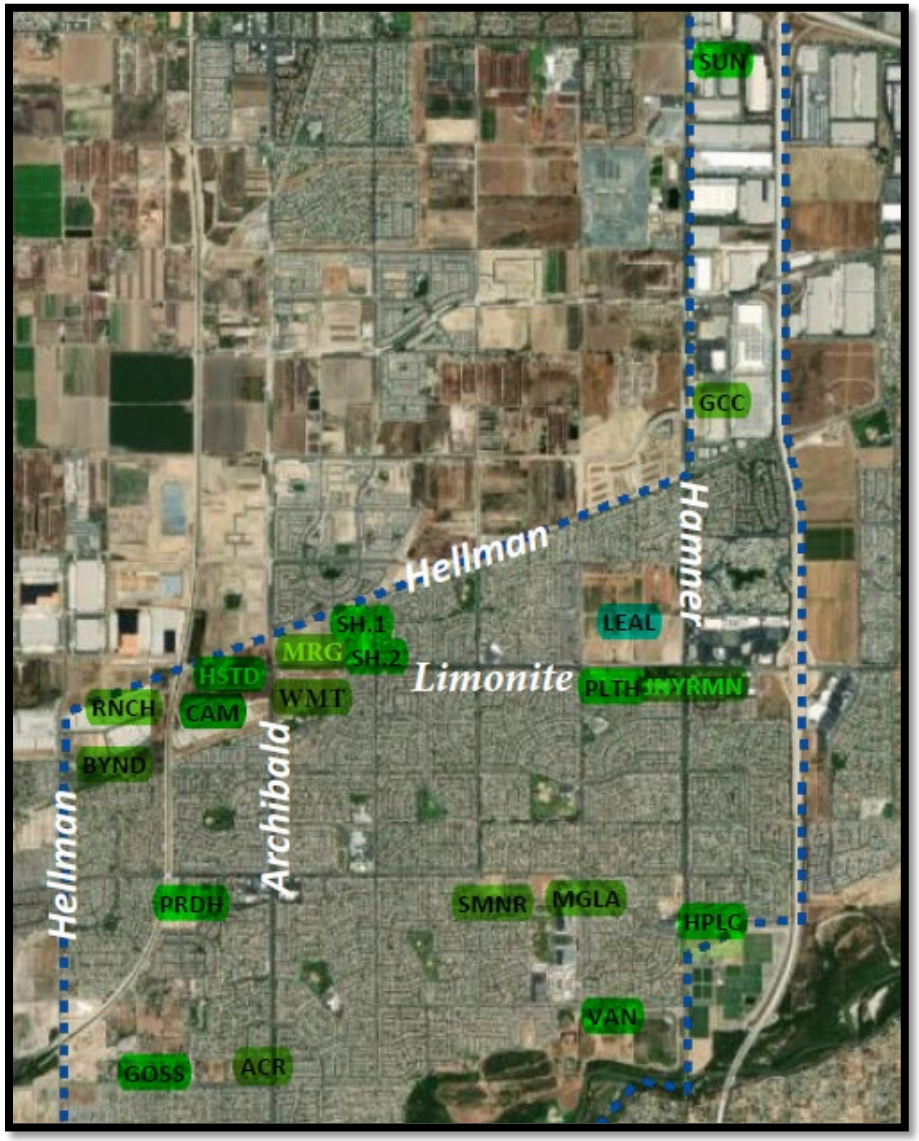
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1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

Project:	Sumner Place Residential Development
Project No.	PLN25-20005_GPA001_DR001_COZ001_ TTM
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	**General Plan Amendment** to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres. **Tentative Tract Map** for condominium purposes.
Planner:	Allen Lim

Notes:

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

Project Map:



Current Status:

- The project is awaiting a City Council hearing date.

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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Eastvale Care Facility (Selby)

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

Notes:

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

Project Map:



Current Status:

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

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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Warmington Residential

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

Notes:

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

Project Map:



Current Status:

- On February 11, 2026, the applicant received a second incomplete letter and staff is currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
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Sri Jayaram Temple Selby

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

Notes:

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

Project Map:



Current Status:

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

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

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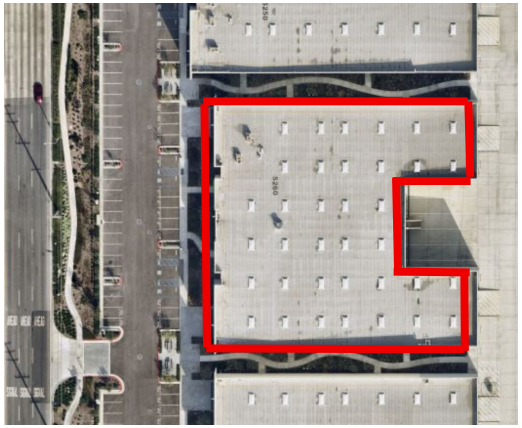
Beyond Pickleball Club

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

Notes:

- Received application on 2.17.26

Project Map:



Current Status:

- The project is currently under review

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Wireless Facility – 7250 Cobble Creek

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

Notes:

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

Project Map:



Current Status:

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

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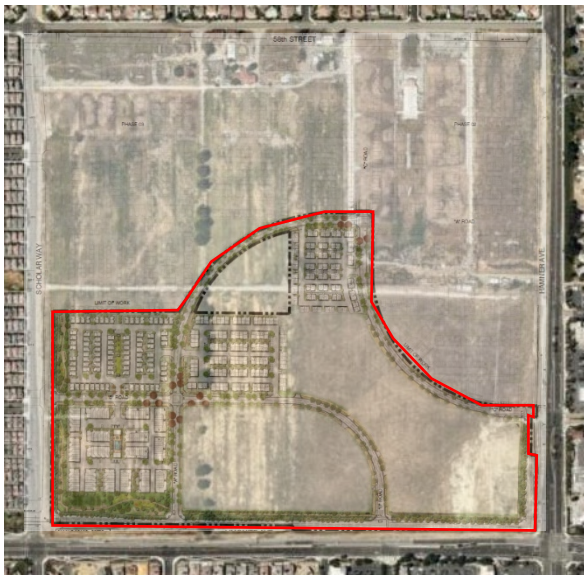
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

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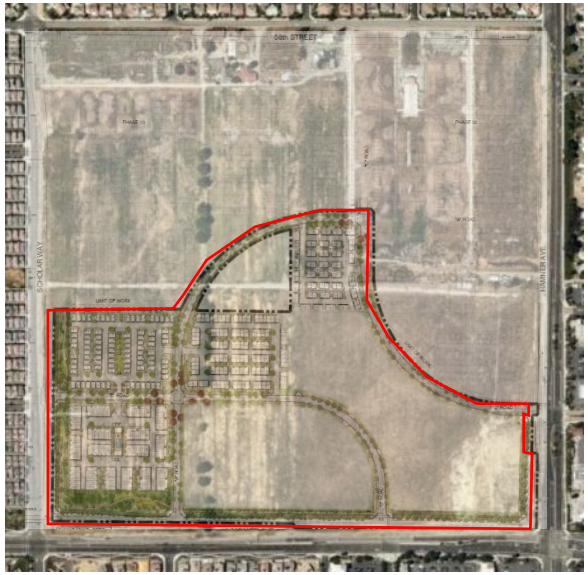
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

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

Notes:

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

Project Map:



Current Status:

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

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

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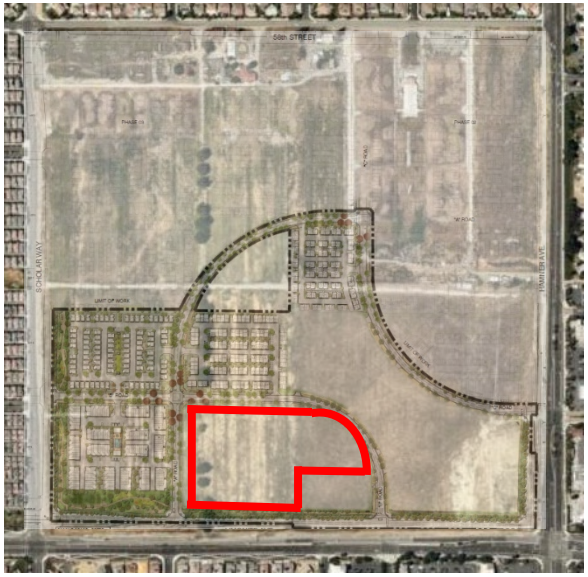
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

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

Notes:

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

Project Map:



Current Status:

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

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

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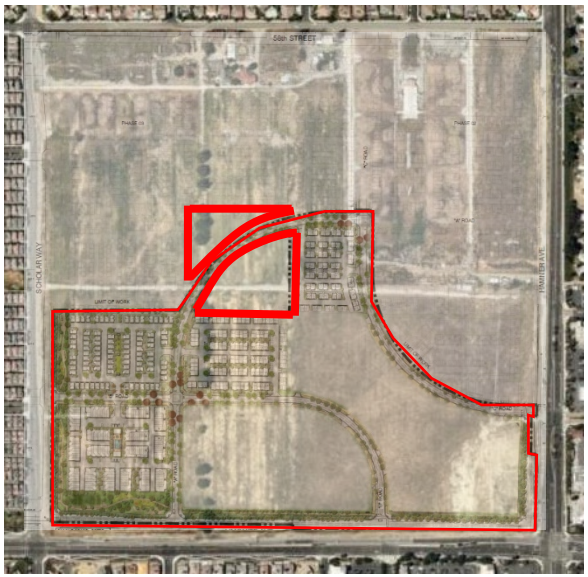
New Home Recreation Center

Project:	New Home Rec Center
Project No.	PLN24-20075 MDR014
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Major Development Review** for the site planning and architecture of the proposed recreation center within the Leal Ranch Master plan.
Planner:	Jamie K. Cerda

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

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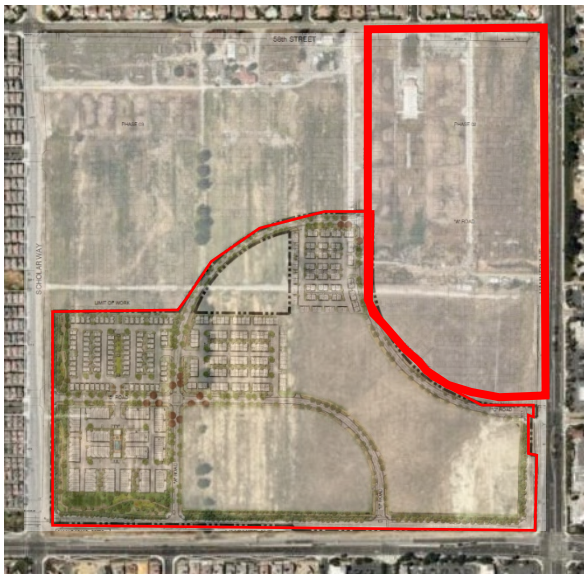
New Home TTM 38595 Phase B

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20074 TTM #38594 PH B
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Tentative Tract Map** for the development of an existing lot into 46 total lots for condominium purposes (37 residential, 1 commercial, 3 for open space and 5 for private street purposes) of TTM 38595 within Planning Area 9, 10, 11A, 11B, and 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.6.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 12.11.24
- The project was deemed complete and is currently scheduled for planning commission on 2.19.25

Project Map:



Current Status:

- On February 19, 2025, the Planning Commission approved entitlements for PLN24-20074 and is subject to conditions of approval.

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

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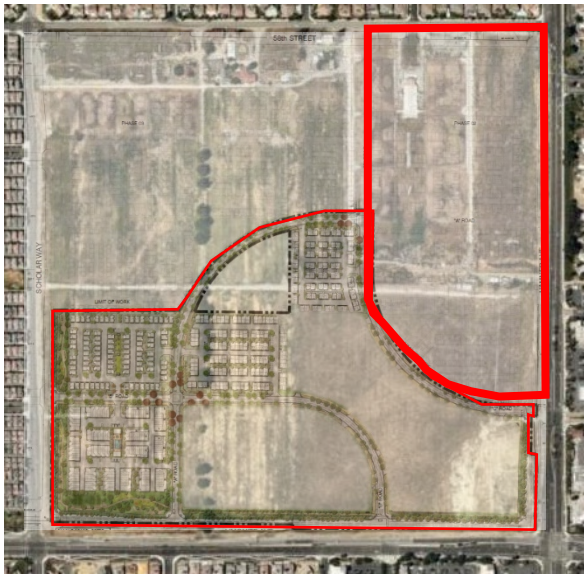
New Home Off-site

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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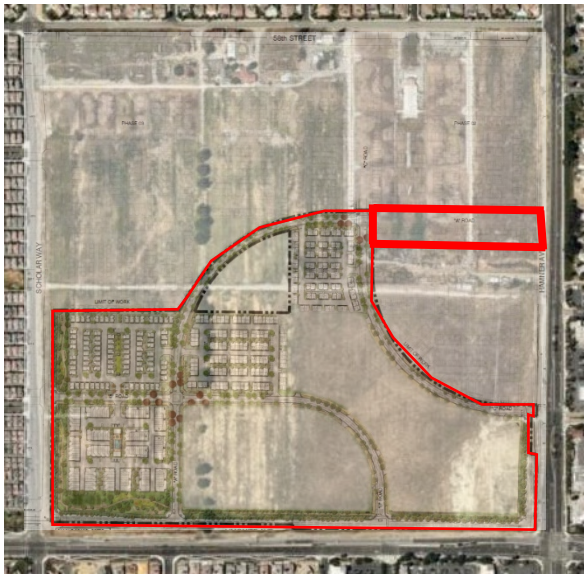
Leal Ranch Residential PA-9

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

Notes:

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

Project Map:



Current Status:

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

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

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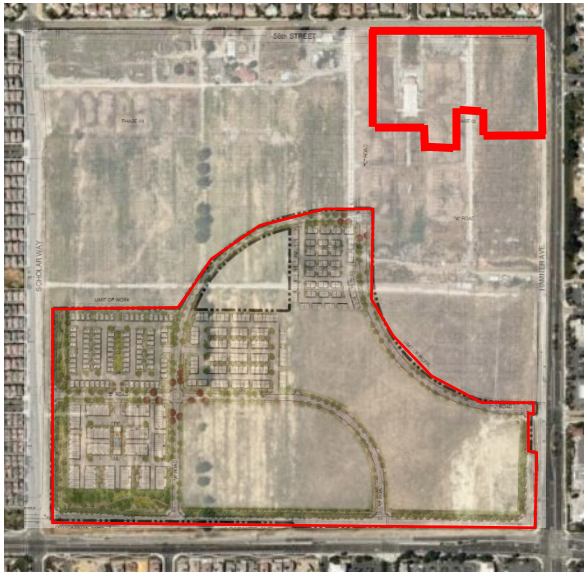
Leal Ranch Residential PA-11A

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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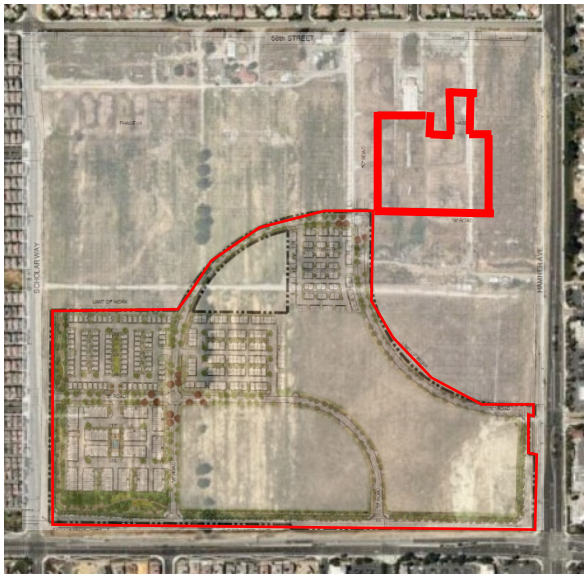
Leal Ranch Residential PA-11B

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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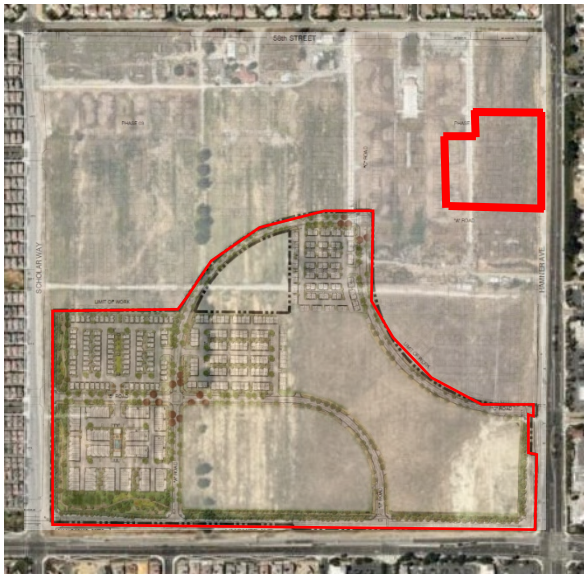
Leal Ranch Residential PA-11C

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

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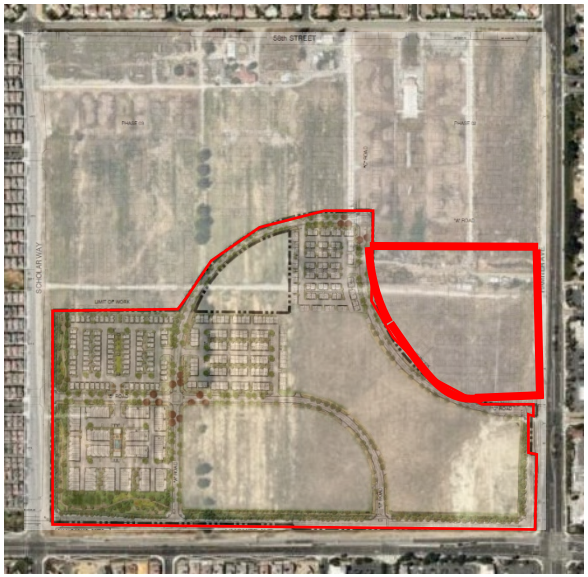
Leal Ranch Residential PA-4 Quarterra Phase II

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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Goodman Commerce Center (MAP ID: GCC)

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

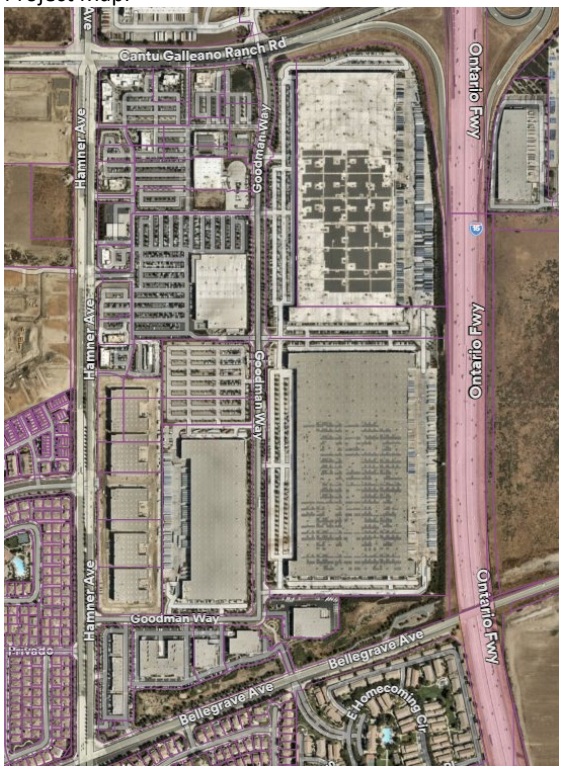
Notes:

- Approved by City Council on November 12, 2014

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

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

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

1. New projects are added to the bottom of the list as they are submitted.
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GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

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

Notes:

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

Project Map:



Current Status:

- Project is currently on hold per developer.

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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New Restaurant Shell (CR-1)

Project:	Commercial Restaurant Building (CR-1)
Project No.	PLN25-20031 DR003
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.
Project Description:	**Major Development Review** for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.
Planner:	Steven D. Fowler

Notes:

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

Project Map:



Current Status:

- Grading plans and Construction plans have been approved and construction will begin shortly.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)

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

Notes:

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

Project Map:



Current Status:

- Buildings are currently being leased.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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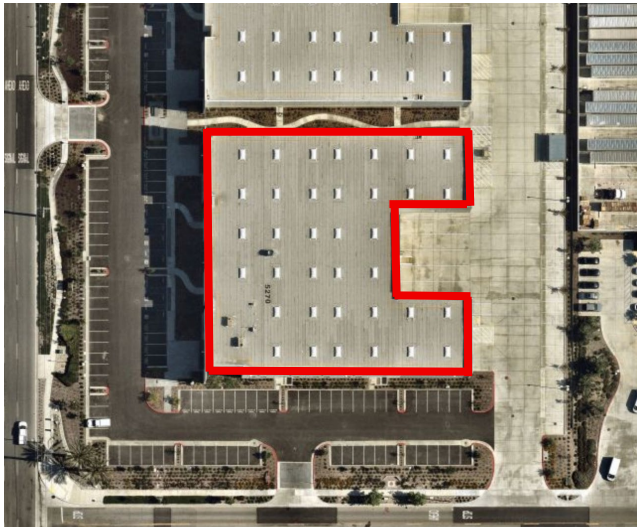
Team Up Arena

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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All-Magic

Project:	All-Magic Paint and Body
Project No.	PLN25-20081 CUP
Project Location:	Northeast corner of Hamner Avenue and Commerce.
Project Description:	**Conditional Use Permit** to allow for an indoor autobody paint and repair center that is contained completely within the building.
Planner:	Steven D. Fowler

Notes:

- Received application on 10.13.25
- The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting.

Project Map:



Current Status:

- ON November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Hamner Place Pad-2 (MAP ID: HPLC.4)

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

Notes:

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

Project Map:



Current Status:

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

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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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:	• Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9. • Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. • Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

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

Project Map



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Beyond Food Mart at The Ranch (MAP ID: RNCH.5)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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The Ranch TPM No. 38114 (MAP ID: RNCH.6)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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Hotel Suites (HPLC.1)

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	**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:	Allen Lim

Notes:

- Received application on June 6, 2019.

See the following project for more information:

- PLN17-20015: Hamner Place (former Polopolus Property)
- Approved by Planning Commission on June 19, 2019.
- Building plans received for review on January 30, 2020.

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Hamner Place Retail Suites D.R (HPLC.3)

Project:	Hamner Place Retail Suites – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor's Parcel Number: 152-060-003)
Project Description:	**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:	Allen Lim

Notes:

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

Project Map:



Current Status:

- The Building is currently operational.

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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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

Notes:

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

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction.

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

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	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) **Major Development Review** for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061
Planner:	Jamie K. Cerda

Notes:

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

Project Map:



Current Status:

- The site is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Mister Carwash (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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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Better Buzz (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

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

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

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

Notes:

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

Project Map:



Current Status:

- All-American Carwash has received TCO and is currently operational.
- Dunkin Donuts have pulled permits currently under construction.

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

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Cherry Tree Residential

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

Notes:

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

Project Map:



Current Status:

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

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

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Oasis Residential

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

Notes:

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

Project Map:



Current Status:

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

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

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Archibald and Chandler Retail (MAP ID: ACR)

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

Notes:

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

Project Map:



Current Status:

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

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Magnolia Ranch

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:



Current Status:

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

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CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.3
March 18, 2026

Public Works Department Update

Prepared By:
Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Public Works Department update.

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

Background
Not Applicable

Analysis
Not Applicable.

Environmental
Not Applicable.

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

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

PW Project Update List.pdf
PW Grants Summary.pdf

EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Civic Center Project (Phase 1)
PROJECT DESCRIPTION:	A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.
PROJECT STATUS:	**In Construction:** The construction contract was awarded to Clark Construction on June 25, 2025. Notice to Proceed was issued to Clark, effective August 11, 2025.
PROJECT SCHEDULE:	Structural steel erection continues as well as the offsite utility work.

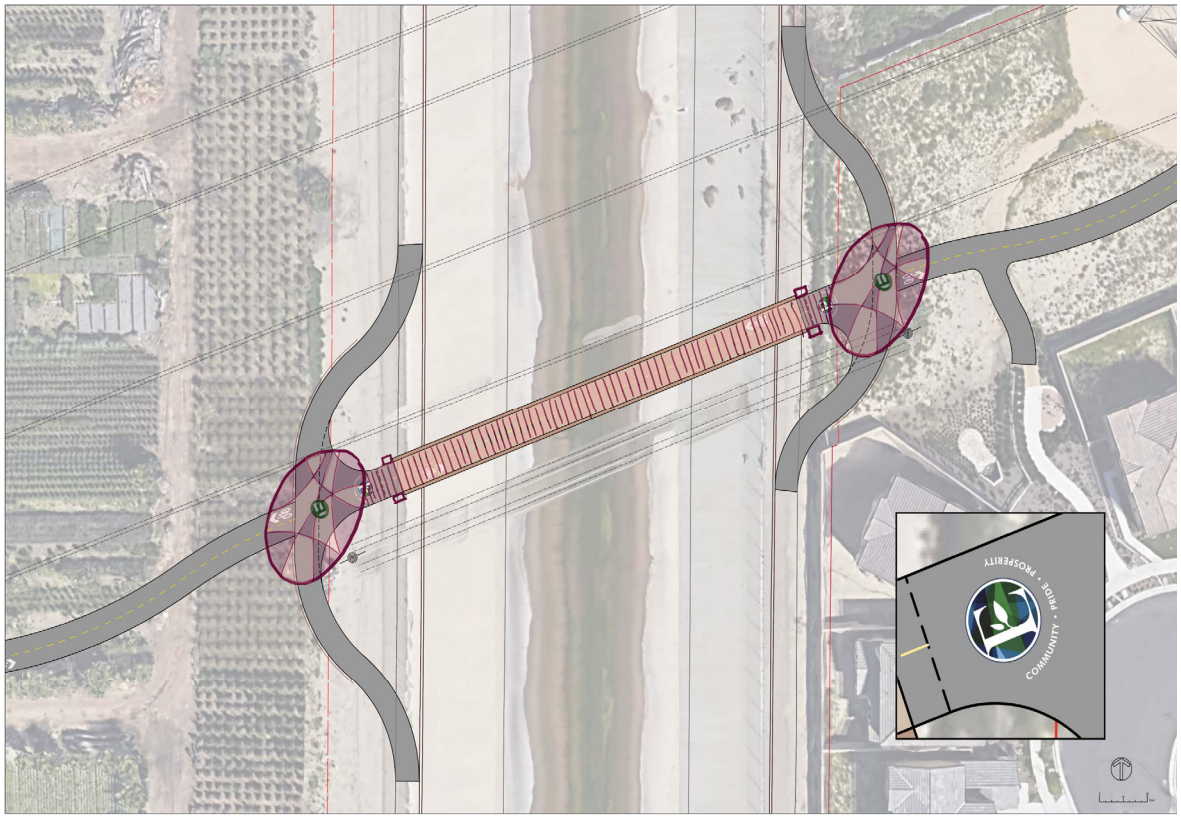
PROJECT RENDERING:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

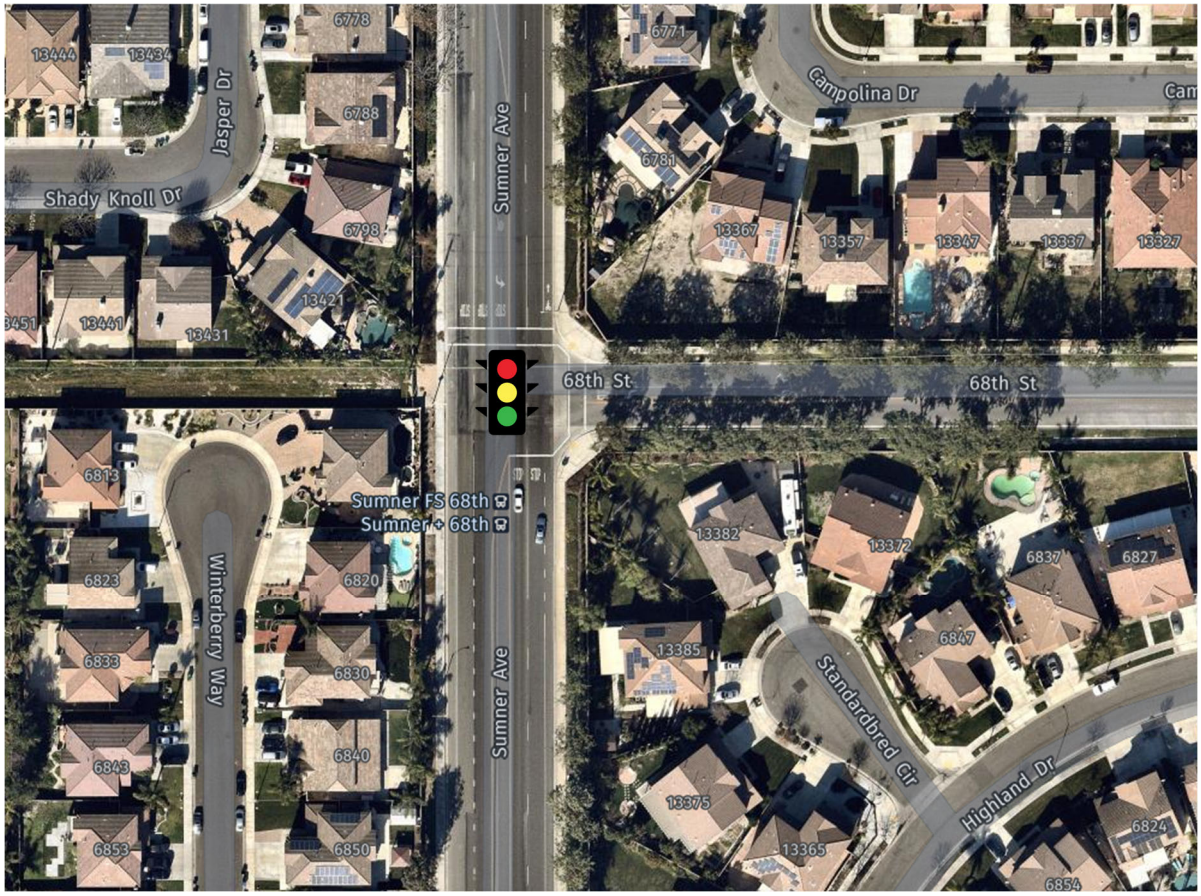
PROJECT IMAGE:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

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

PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

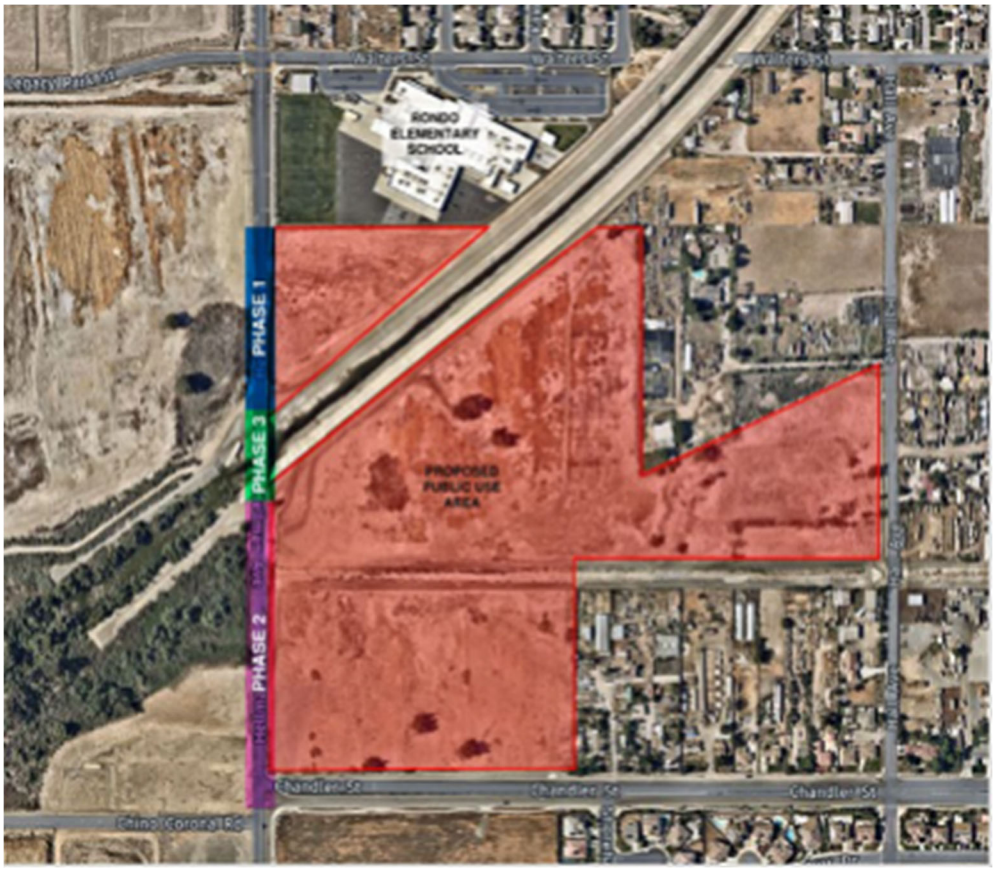
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

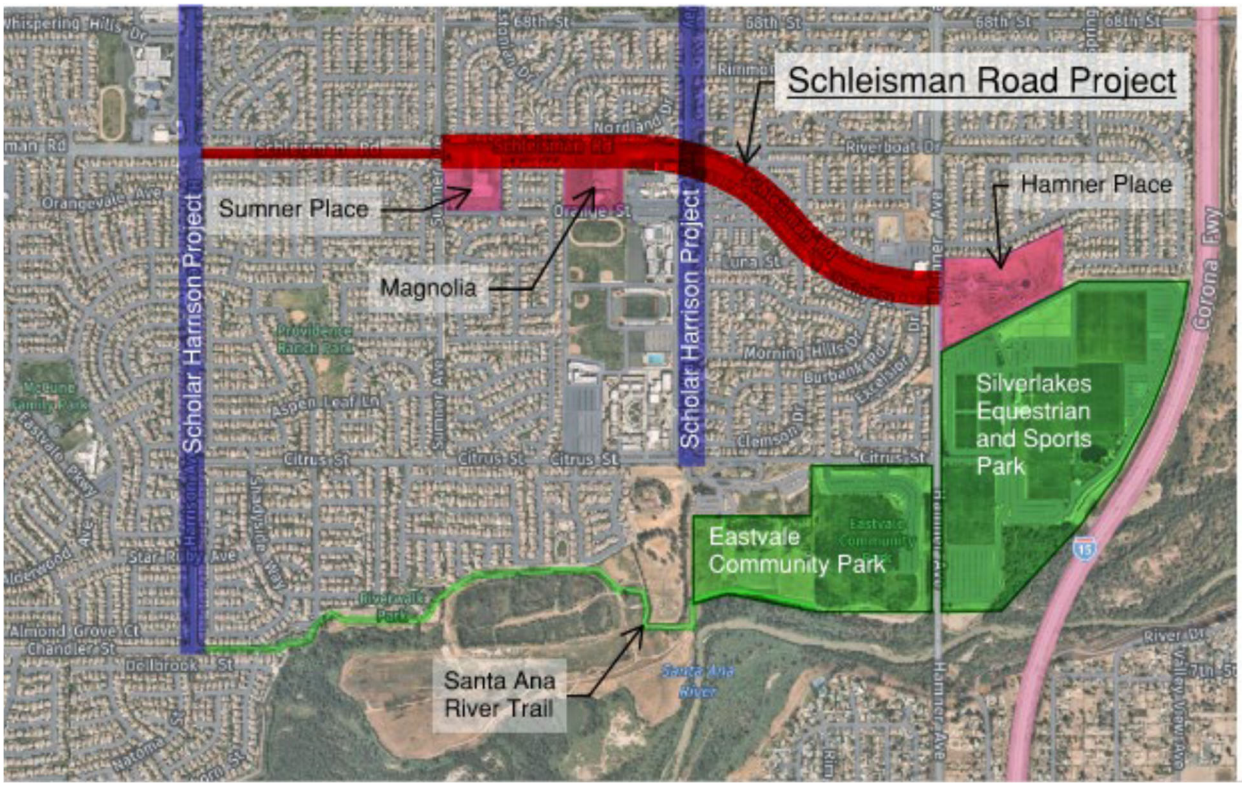
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Schleisman Road Mobility, Safety and Connectivity Project
PROJECT DESCRIPTION:	Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities.
PROJECT STATUS:	**In Design – Engineering:** Notice to Proceed issued 6/12/2025.
PROJECT SCHEDULE:	30% plans are under review

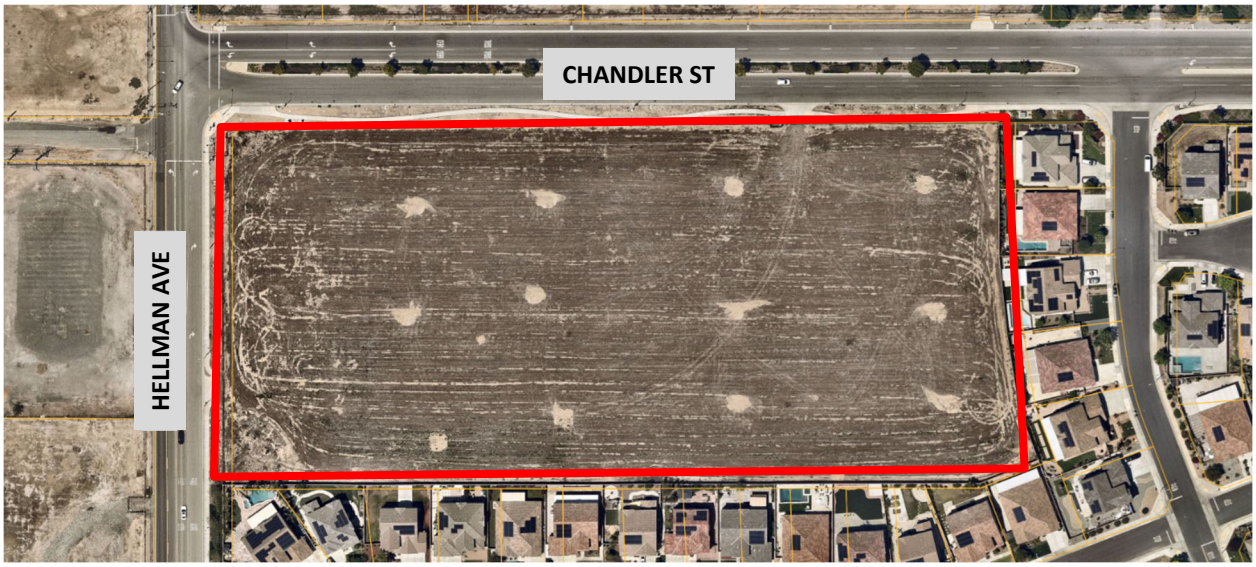
PROJECT IMAGE:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Oasis Residential
PROJECT LOCATION:	Southeast corner of Chandler Street and Hellman Avenue
PROJECT DESCRIPTION:	65 Residential units on 8.2 acres.
PROJECT STATUS:	Project is currently in review for entitlement.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Warmington Residential
PROJECT NUMBER:	PW25-10004
PROJECT LOCATION:	Southeast corner of Archibald Avenue and Grapewin Street
PROJECT DESCRIPTION:	Improvements include 76 residential lots on 8.3 acres.
PROJECT STATUS:	Project is in the plan check phase.

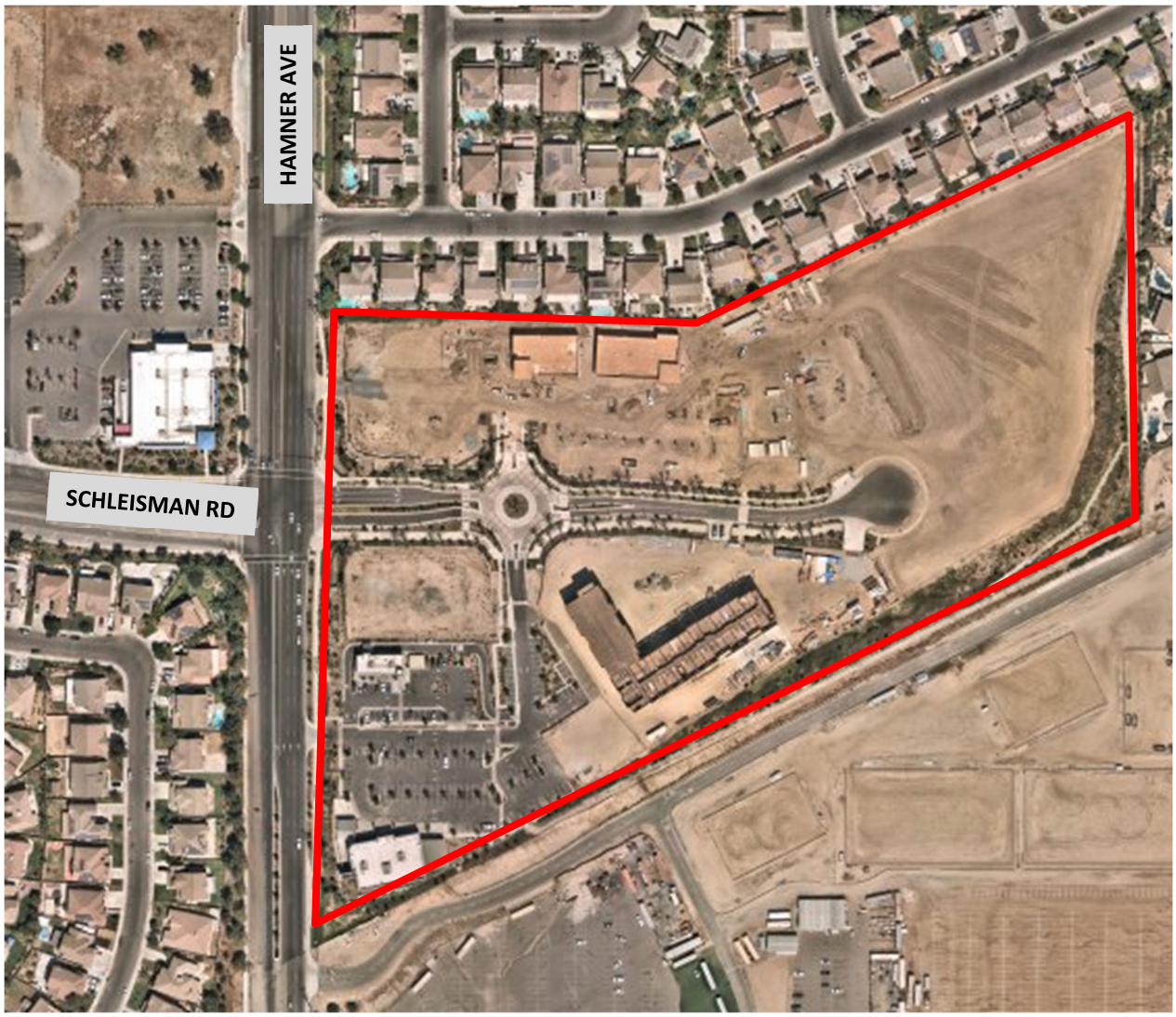
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

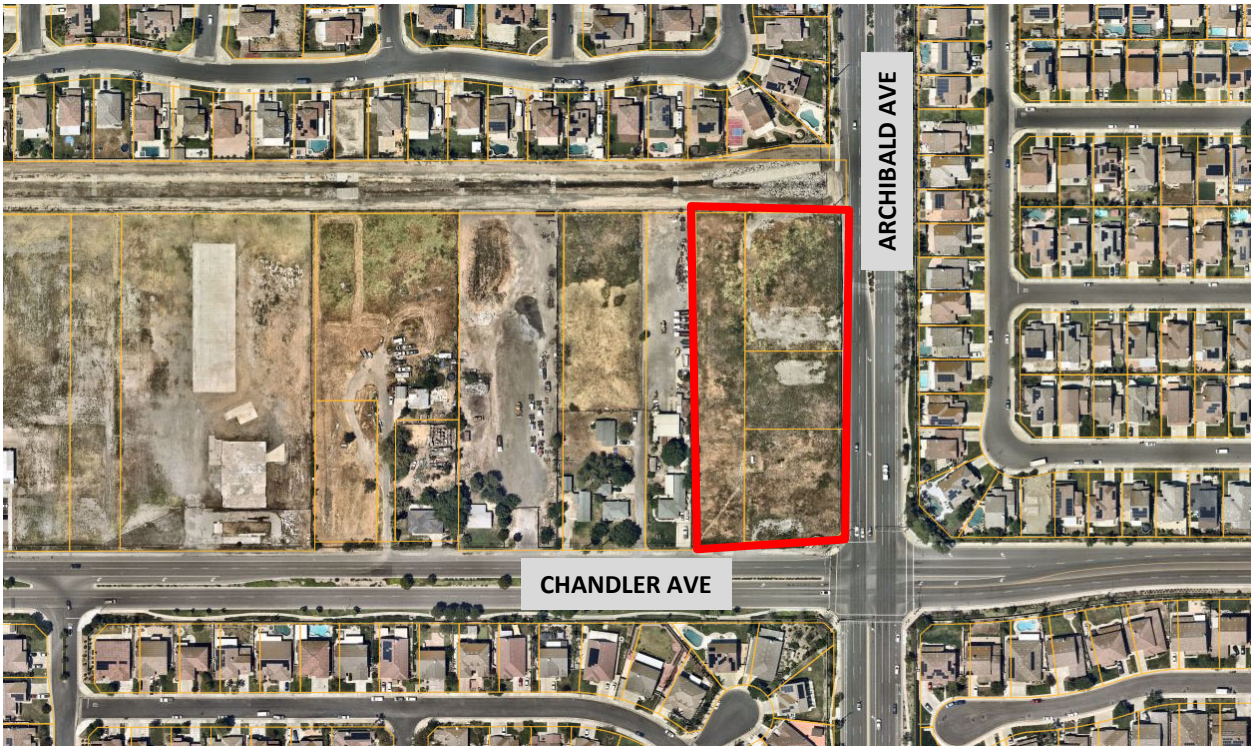
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Chandler Plaza
PROJECT NUMBER:	TPM 37653
PROJECT LOCATION:	Northwest corner of Chandler Avenue and Archibald Avenue
PROJECT DESCRIPTION:	2.70 acre subdivision into three retail development parcels
PROJECT STATUS:	Developer is working to obtain permits

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

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

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
March 18, 2026

PLN25-20072 – Tacos Los Cholos Type 41 Alcohol Conditional Use Permit

Prepared By:

Steven D. Fowler, Assistant Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve Conditional Use Permit (PLN25-20072) for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only within an existing 3,209 square-foot commercial retail building in an existing retail center, subject to conditions of approval.

Summary

The applicant, Tacos Los Cholos, is requesting a Conditional Use Permit (CUP) for an Alcohol Beverage Control License Type 41 for on-site sales of beer and wine within the existing restaurant. As detailed below, the requested Conditional Use Permit is consistent with the General Plan and applicable Zoning Code and Specific Plan (i.e. Goodman Commerce Center at Eastvale) regulations. With implementation of the conditions of approval, the proposed project will be compatible with the existing surrounding uses.

Background

Location

The subject site is located at 4910 Hamner Avenue, Suite 100, within the Goodman Commerce Center at the southeast corner of Cantu-Galleano Ranch Road and Hamner Avenue. The subject tenant space is located within one of the existing multi-tenant buildings within the center (Assessor's Parcel Number: 160-520-001), as depicted in **Attachment 1 - Development Plans**. Surrounding land uses include Industrial Park to the north, Residential to the west in the City of Ontario, and Commercial Retail and Business Park to the south and east.

Project Description

As shown on the existing site plan (**Attachment 1 – Development Plans**), the applicant is operating an existing Mexican restaurant within a 3,209 square foot commercial retail tenant space and an adjacent outdoor patio. The fast-casual Mexican restaurant doing business as 'Tacos Los Cholos' offers a dynamic and culturally vibrant dining experience, specializing in authentic, street-style tacos, charcoal-grilled meats, and classic Mexican sides. The restaurant blends bold flavors of traditional taquerias with the relaxed, contemporary atmosphere of California dining, with the focal point of the interior layout being the signature charcoal-grill kitchen which creates an engaging and sensory rich environment for guests. Service includes dine-in seating along with takeout option, the design incorporates both indoor and outdoor seating fostering a welcome space for the local community. The business operates from Monday through Sunday with the hours of operation being Monday – Thursday 11 a.m. – 12 a.m., Friday and Saturday from 11 a.m. – 1 a.m., and Sunday 11 a.m. – 10 p.m. with 10 to 14 staff members depending on business demand.

Tacos Los Cholos intends to serve alcohol with a Type 41 Alcohol Beverage Control license for the onsite consumption of beer and wine. The applicant has provided a floor plan showing the proposed areas where beer and wine would be displayed for sale and the proposed storage locations (**Attachment 1 – Development Plans**). Any staff responsible for handling or selling alcohol shall complete Licensee Education on Alcohol and Drugs (LEAD) training through ABC, consistent with the proposed Conditions of Approval (**Attachment 3 – Draft Conditions of Approval**).

Analysis

Conditional Use Permit

Alcohol Sales

Census Tract

ABC provides staff with information on the maximum number of on-site alcohol sales for each census tract in Eastvale before it is considered over-concentrated. The maximum number of allowed alcohol sales licenses is determined by the population density for each census tract. An overconcentration is determined when the maximum number of allowed alcohol licenses are exhausted in a particular census tract.

If there is an overconcentration of on-sale alcohol licenses for a particular census tract, a CUP may still be approved by the Planning Commission; however, ABC would need to make a finding of Public Convenience and/or Necessity (PCN) through their approval process. The City would only be required to make a PCN finding for an overconcentration of off-sale alcohol licenses in a particular census tract.

The subject site is located within census tract 406.18 (**Attachment 6**). There are twenty-two (22) active on-sale alcohol licenses currently existing in this census tract. Per ABC, the maximum allowed active licenses for on-sale alcohol licenses in census tract 406.18 is ten (10) before it is considered overconcentrated. Thus, Census tract 406.18 is considered overconcentrated for on-sale alcohol licenses. As such, should the Planning Commission approve the CUP for on-site alcohol sales, the California Department of Alcohol Beverage Control must make a determination that the sale of alcohol is a Public Convenience and/or Necessity prior to granting the applicant a Type 41 alcohol license.

The table below lists the business names and type of alcohol licenses currently approved or in operation within Census Tract 406.18:

	Name	**Type**	**On-Site/Off-Site/Type**	**Census Tract**
1	GCC CR-C (Cravings Food Hall)	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
2	Olive Garden	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
3	Longhorn Steakhouse	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
4	Crying Tiger	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
5	Applebee's	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
6	Zip Fusion Sushi	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
7	On The Border	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
8	Buffalo Wild Wings	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
9	Eastvale K-BBQ	Restaurant	On-Site Type 47 (General – Eating Place)	406.18
10	Johnny Carinos	Restaurant	On-Site Type 47 (General – Eating Place)	406.18

11	Team UP Arena	Entertainment	On-Site Type 47 (General – Eating Place)	406.18
12	Chipotle	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
13	Tio's Mexican Restaurant	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
14	Blaze Pizza	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
15	Luna Grill	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
16	Lucky Kitchen	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
17	Yoshiharu Ramen	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
18	Zeppin Sushi	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
19	Devils Kitchen & Teppan	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
20	Georgia's Restaurant	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
21	Tacos Los Cholos (Pending Approval)	Restaurant	On-Site Type 41 (Beer and Wine – Restaurant)	406.18
22	Beyond Pickleball Club (Pending Approval)	Entertainment	On-Site Type 41 (Beer and Wine – Restaurant)	406.18

Eleven (11) of the twenty (22) locations above provide on-site sale for beer and wine only.

Alcoholic beverages for on-site consumption are currently sold or approved at thirty-nine (39) locations in Eastvale, as listed below. Of the thirty-nine (39) locations in the City which sell alcohol for on-site consumption, twenty-five (25) are limited to beer and wine, while the remaining fourteen (14) also sell distilled spirits.

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 – pending transfer to new tenant
6. Chipotle Mexican Grill
7. MOD Pizza – pending transfer to new tenant
8. Corky's Kitchen & Bakery
9. Tio's Mexican Restaurant – pending transfer to new tenant
10. Luna Grill
11. Jono's Simple Japanese Food
12. Si Como No
13. Mes Amies Nails & Beauty Lounge
14. Pieology – pending transfer to new tenant
15. Mes Amies Nails & Beauty Spa
16. Pita Street
17. Yoshiharu Japanese Ramen
18. Fire Wings
19. GCC CR-6A (Restaurant) – Awaiting ABC License
20. Wabi Sabi
21. Zeppin Sushi
22. Dog Haus
23. Devil's Kitchen
24. Tacos Los Cholos – Awaiting ABC License (proposed)
25. Beyond Pickleball Court – Awaiting ABC License

Beer and Wine + Distilled Spirits

26. Buffalo Wild Wings
27. Carino's Italian Kitchen
28. Applebee's Neighborhood Grill and Bar
29. On The Border
30. Zip Fusion Sushi
31. GCC CR-C (Food Hall) – Awaiting ABC License
32. Jinya Ramen
33. Bushfire Kitchen
34. Crying Tiger Bistro and Bar
35. Zendejas – Awaiting ABC License
36. Longhorn Steakhouse - Awaiting ABC License
37. Olive Garden
38. Cuts Korean BBQ
39. Team Up Arena

Public Safety

The Riverside County Sheriff's Office (RSO) has reviewed the request and did not express any concerns resulting from the sale of alcohol provided that a security guard is on duty, a security plan is submitted, and the business complies with the California Alcohol Beverage Control requirements

as proposed by the applicant at this location. RSO data has confirmed there have been no alcohol-related incidents reported since the center opened. Conditions of approval, including requirements for video surveillance, locks on storage areas, and employee training for alcohol sales, have been included at the request of RSO and are included in **Attachment 3 – Draft Conditions of Approval** . In addition to the City's conditions of approval, the project will be subject to ABC's requirements for the sale of alcohol, which 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.** With these requirements in place, alcohol sales of this type are an accepted and normal part of the regular operation of restaurant in Eastvale, and staff recommends that the Planning Commission approve the requested CUP.

Pursuant to Section 120.02.020(c) of the Eastvale Zoning Code, the Planning Commission must make the following three findings in order to approve the CUP:

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.

The Eastvale 2040 General Plan land use designation for the subject site is Business - Professional (B-P) which allows for the development of employee-intensive uses at a neighborhood, community, and regional level, as well flexible land use that encourages economic growth and innovation within Eastvale. Within the Goodman Commerce Center at Eastvale Specific Plan restaurants with on and off-sale alcohol in the City of Eastvale requires a CUP. The requested CUP is consistent with the General Plan and Zoning Code as the project site is developed as a commercial shopping center/business park designed to accommodate restaurant uses along with alcohol sales. The proposed sale of beer and wine for on-site consumption will not be detrimental to the center or the surrounding neighborhood as the alcohol sales will be ancillary to the restaurant, and the use will be subject to recommended conditions of approval. Further, the proposed use is consistent with the Chino Airport Land Use Compatibility Plan.**Attachments 2 (Draft Resolution)** contain a complete analysis of the required findings.

Public Hearing Notification and Comment

The requested Conditional Use Permits requires a notice of public hearing to be published in a local newspaper and mailed to property owners, tenants, and residents within a 1,000-foot radius of the project site at least 10 days prior to the hearing (A**ttachment 8 – Notice of Public Hearing**). A notice of public hearing was published in the Press Enterprise on March 8, 2026, and mailed to property owners, commercial tenants, and residents on March 5, 2026, for the Planning Commission meeting of March 18, 2026. A map illustrating the properties that received notification is included as **Attachment 9** to this staff report.

Environmental

In accordance the California Environmental Quality Act (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 an existing business. The proposed CUP would not result in physical changes to the existing structure or environment because the CUP would not change the 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 environmental review pursuant to CEQA is required.

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

Create "Destination Eastvale".

Fiscal Impact

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

Prior City Council/Commission Action

On June 11, 2014, the Planning Commission approved The Goodman Commerce Center at Eastvale Specific Plan which contains approximately 45-acres of commercial retail and business park at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road. The project was branded by Goodman Group as "The Station" Development which includes several retail and restaurant uses: Cravings Food Hall, Costco, Chick-Fil-A, In-n-Out, Quick Quack Car Wash, Altura Credit Union.

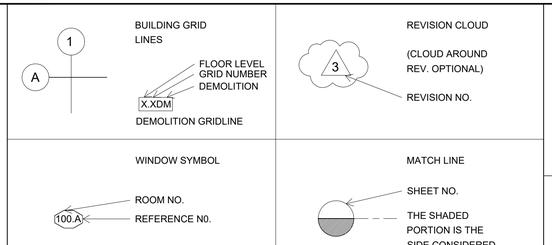
Attachment(s)

Attachment 1 - Development Plans
Attachment 2 - Draft Resolution (Alcohol Sales)
Attachment 3 - Draft Conditions of Approval (Alcohol Sales)
Attachment 4 - ABC Regulations
Attachment 5 - License Types
Attachment 6 - Census Tract Map
Attachment 7 - Letter of Convenience or Necessity
Attachment 8 - Notice of Public Hearing
Attachment 9 - Radius Map

TACOS LOS CHOLOS
4910 HAMNER AVE. STE 100, EASTVALE, CA 91752

#	NUMBER
&	AND
<	ANGLE
@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC COVERING
A.P.	ACCESS PANEL
A/C	AIR CONDITIONING
ACOUS	ACOUSTIC
ACT	ACOUSTIC TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTER OR ALTERNATE
ALUM	ALUMINUM
ANOD	ANNODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURE
ASPH	ASPHALT
B.U.R.	BUILT UP ROOFING
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
C.B.	CATCH BASIN
CIP	CAST-IN-PLACE
CLG	CEILING
CLOS.	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN.	CONNECTION
CONST	CONSTRUCTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR.	CONTRACTOR
CTR	CENTER
CTSK	COUNTERSUNK
CW	COLD WATER
D	DEEP, DEPTH
DBL	DOUBLE
DET	DETAIL
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	
FA	FIRE ALARM
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FG	FINISH GRADE
FIN	FINISH
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLOURESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FPRF	FIREPROOFING
FRMG	FRAMING
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING, FURRED
G	
G	NATURAL GAS
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GR	GRADE
GYP	GYPSUM
H	
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
INCL	INLCUDE, INCLUDING
INSUL	INSULTATION
INT	INTERIOR
J	
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LF	LINEAR FEET
LVR	LOUVER
M	
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
O/	OVER
OA	OVERALL
OBSC	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMTER
OD	OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
P	
PERIM	PERIMETER
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
R	
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPARATION, SEPARATE
SHT	SHEET
SIM	SIMILAR
SLDG	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
THK	THICK, THICKNESS
THRES	THRESHOLD
TOS	TOP OF SLAB
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TS	TOP OF STEEL
TV	TELEVISION
TYP	TYPICAL
U	
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
V	
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
W	
W	WEST
W/	WITH
W/O	WITHOUT
WD	WOOD
WH	WATER HEATER
WP	WATERPROOFING
WPM	WATERPROOFING MEMBRANE
WT	WEIGHT

SYMBOL LEGEND N.T.S.



ABBREVIATIONS N.T.S

SCOPE OF WORK

TENANT IMPROVEMENT FOR A NEW RESTAURANT,
INTERIOR REMODEL TO REPLACE COOKING EQUIPMENT &
RELOCATE VEGETABLE PREP SINK.
NON STRUCTURAL WORK TO BE DONE

BUILDING CODE NOTES:

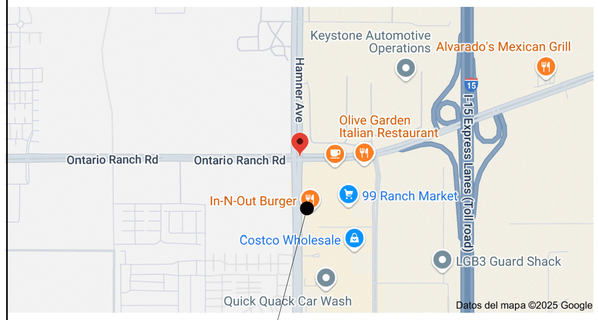
1. REFERENCE CODES:
   - 1.1 2022 CALIFORNIA BUILDING CODE
   - 1.2 2022 CALIFORNIA MECHANICAL CODE
   - 1.3 2022 CALIFORNIA PLUMBING CODE
   - 1.4 2022 CALIFORNIA ELECTRICAL CODE
   - 1.5 2022 CALIFORNIA TITLE-24 ENERGY CODE
   - 1.6 2022 CALIFORNIA FIRE CODE
   - 1.7 2022 CALIFORNIA GREEN BUILDING STANDARDS
   - 1.8 2024 CITY OF EASTVALE AMENDMENTS CODES
2. LEGAL DESCRIPTION

APN#:	000303196
RESTAURANT AREA.	2,664 SQ.FT
(EX.) OCC. LOAD TO REMAIN:	80
3. (EX.) OCCUPANCY GROUP :	A-2
4. (EX.)CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED)
5. # OF STORIES:	1
6. PARKING :	(EX.) OFFSITE PARKING
7. # EXITS:	2

PROJECT DESCRIPTION

T-1.0	ARCHITECTURAL	-VICINITY MAP, SITE PLAN -STANDARD ABBREVIATIONS -SCOPE OF WORK, SHEET INDEX
T-1.1	ARCHITECTURAL	-SITE PLAN
T-1.2	ARCHITECTURAL	-ACCESSIBLE DETAILS
A-1.0	ARCHITECTURAL	-EXISTING PLAN, GEN. NOTES -PROPOSED FLOOR PLAN
A-1.1	ARCHITECTURAL	-EXISTING REFLECTED CEILING PLAN -EXISTING FINISH PLAN
A-2.0	ARCHITECTURAL	-EXISTING RESTROOM PLAN/ELEV.
A-3.0	ARCHITECTURAL	-INTERIOR ELEVATIONS
KIT-1	ARCHITECTURAL	-EQUIPMENT PLAN, EQUIPMENT SCHEDULE,

SHEET INDEX



4910 HAMNER AVE. STE 100,
EASTVALE, CA 91752

VICINITY MAP

TENANT: Josue Maldonado
josue@tacosloscholos.com
714-829-0755

DESIGNER: Steven Garcia
P: (818) 826-1627
E: imagine.archla@gmail.com

PROJECT CONTACT INFORMATION

IG DRAFTING AND DESIGN
EMAIL: IMAGINE.ARCHLA@GMAIL.COM
PHONE#: 818-826-1627

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CONTRACTOR

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4910 HAMNER AVE., STE 100
EASTVALE, CA 91752

STAMP :

REVISIONS

DATE :	06/2024
SCALE :	AS NOTED
DRAWN :	SG
CHECKED :	-
JOB NO. :	
INDEX :	

SHEET

T-1.0

CANTU GALLEANO RANCH RD

HAMNER AVE.

ADJACENT BUILDING NO PART
OF SCOPE OF WORK

(EX.) OUTDOOR
PATIO

TACOS LOS CHOLOS
4910 HAMNER AVE.,
EASTVALE, CA 91752

AREA OF WORK
2,664 S.F.

ADJACENT TENANTS NO PART
OF SCOPE OF WORK

(EX.) PARKING

(EX.) PARKING

(EX.) PARKING

1 SITE PLAN
Scale: NTS

N

LEGEND

- INTERIOR ELEVATION DESIGNATION
- INT. SECTION/ DETAIL DESIGNATION
- SECTION DESIGNATION
- NORTH ARROW DESIGNATION
- PATH OF TRAVEL, UNOBSTRUCTED MIN. 4'-0" SIDEWALK, MAX. 2% SLOPE @ LANDINGS & 5% @ WALKS
- EXIT SIGN DESIGNATION

IG DRAFTING AND DESIGN
EMAIL: IMAGINE.ARCHLA@GMAIL.COM
PHONE#: 818-826-1627

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STAMP :

REVISIONS

DATE : 06/2024
SCALE : AS NOTED
DRAWN : SG
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JOB NO. :
INDEX :

SHEET

T-1.1

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B- 302. Access aisle shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."

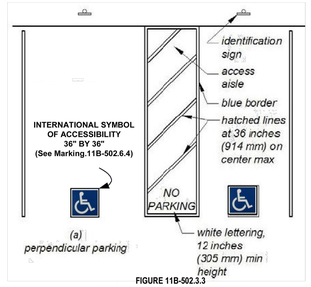
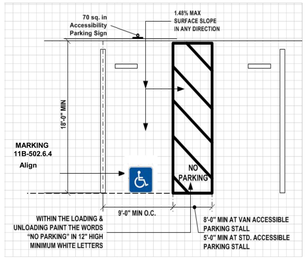


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE





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P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Sec.11B-406,705 Effective: 01/01/2020
DOCUMENT NO.: **P/BC 2020-090** Revised:
Previously Issued As: P/BC 2017-090

ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS

GENERAL. Curb ramps, blended transitions and islands on accessible routes shall comply with Section 11B- 406. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel.

LANDINGS. Landings shall be provided at the tops of curb ramps and blended transitions. The landing clear length shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. **The slope of the landing in all directions shall be 1:48 maximum.**

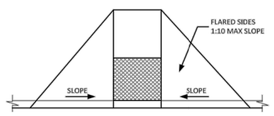


FIGURE 11B-406.2.2
SIDES OF CURB RAMPS

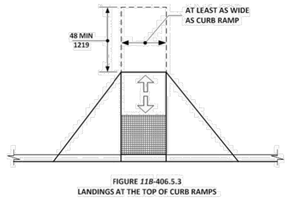


FIGURE *11B*-406.5.3
LANDINGS AT THE TOP OF CURB RAMPS

TURNING SPACE. A turning space 48 inches (1219 mm) minimum by 48 inches (1219 mm) minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be **1:48 max.**

LOCATION. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

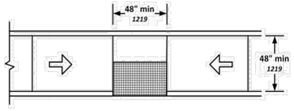


FIGURE *11B*-406.3.2
PARALLEL CURB RAMPS

THESE DIAGRAMS ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

P/BC-2020-090

THESE DIAGRAMS ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

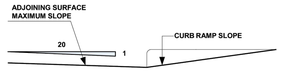


FIGURE 11B-406.5.8
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

Counter slope of adjoining gutters and road surfaces immediately adjacent to and within 24 inches (610 mm) of the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.**11B-406.5.8**

Clear space at diagonal curb ramps. The bottom of diagonal curb ramps shall have a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1219 mm) minimum clear space within the markings.**11B-406.5.9**

Diagonal curb ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing. **FIGURE 11B-406.5.10**

11B-406.6 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches (1524 mm) wide minimum. Where curb ramps are provided, they shall comply with Section 11B-406. Landings complying with Section 11B-406.5.3 and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with Section 11B-705.

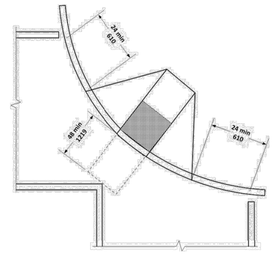


FIGURE 11B-406.5.10
DIAGONAL OR CORNER TYPE CURB RAMPS

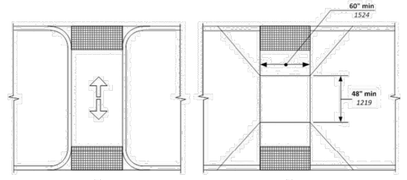


FIGURE 11B-406.6
ISLANDS IN CROSSINGS

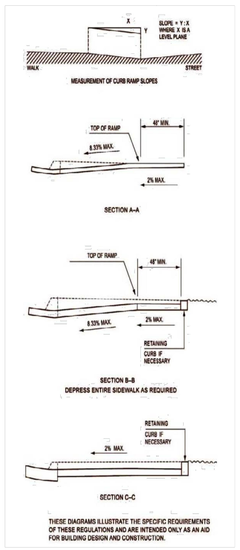
(a) CUT THROUGH AT ISLAND
(b) CURB RAMP AT ISLAND

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

P/BC-2020-090

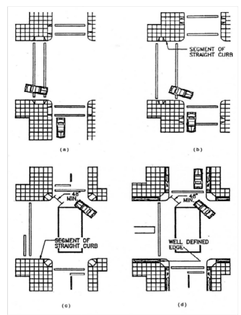
THESE DIAGRAMS ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

CURB RAMP



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

CURB SECTIONS



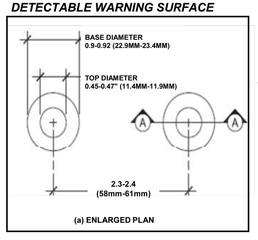
CURB RAMPS AT MARKED CROSSING

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P/BC-2020-090

THESE DIAGRAMS ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

DETECTABLE WARNING SURFACE



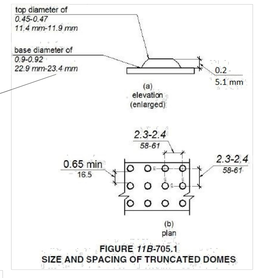


FIGURE *11B*-705.1
SIZE AND SPACING OF TRUNCATED DOMES

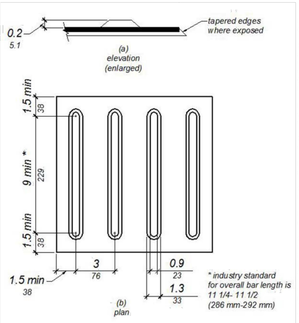


FIGURE 11B-705.2
DETECTABLE DIRECTIONAL TEXTURE

Detectable warnings shall consist of a surface of truncated domes and shall comply with Section 11B-705.

11B-705.1.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light. The material used to provide contrast shall be an integral part of the surface. Contrast shall be determined by:
Contrast = [(B1-B2)/B1] * 100 percent where B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area.

Exception: Where the detectable warning surface does not adequately contrast with adjacent surfaces, a 1 inch (25 mm) wide black strip shall separate yellow detectable warning from adjacent surfaces.

11B-705.1.1.4 Resiliency. Detectable warning surfaces shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B- 705.1.1.4

11B-705.1.1.5 Color. Detectable warning surfaces shall be yellow conforming to FS 33538 of Federal Standard 595C.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B- 705.1.1.5.

11B-705.2 Detectable directional texture. Detectable directional texture at transit boarding platforms shall comply with Figure 11B-705.2 and shall be 0.1 inch (2.5 mm) in height that tapers off to 0.04 inch (1.0 mm), with bars raised 0.2 inch (5.1 mm) from the surface. The raised bars shall be 1.3 inches (33 mm) wide and 3 inches (76 mm) from center-to center of each bar. This surface shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. The color shall be yellow conforming to Federal Color No. 33538. This surface will be placed directly behind the yellow detectable warning texture specified in Section 11B- 705.1.2.1, aligning with all doors of the transit vehicles where passengers will embark. The width of the directional texture shall be equal to the width of the transit vehicle's door opening. The depth of the texture shall not be less than 36 inches (914 mm).

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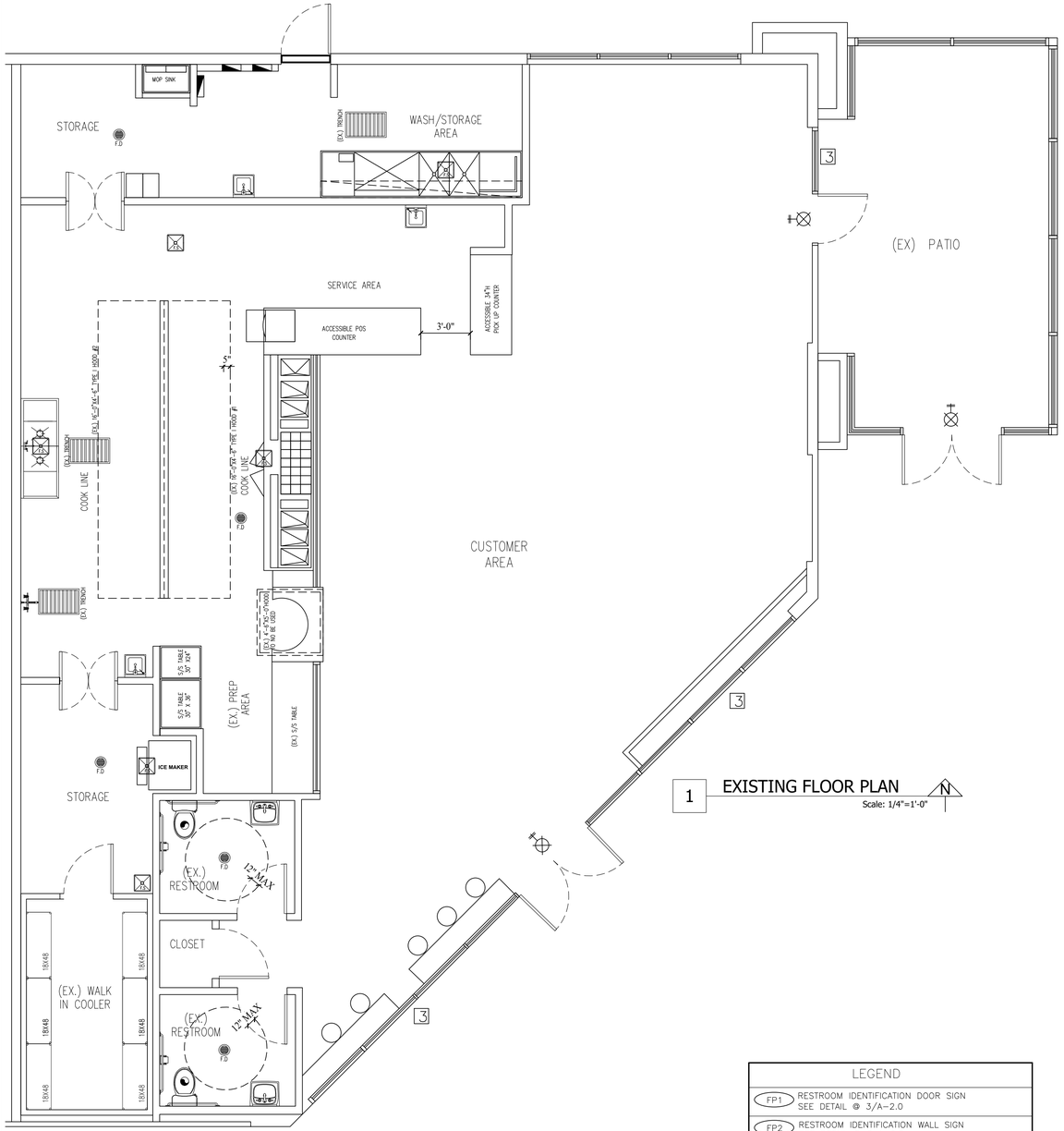
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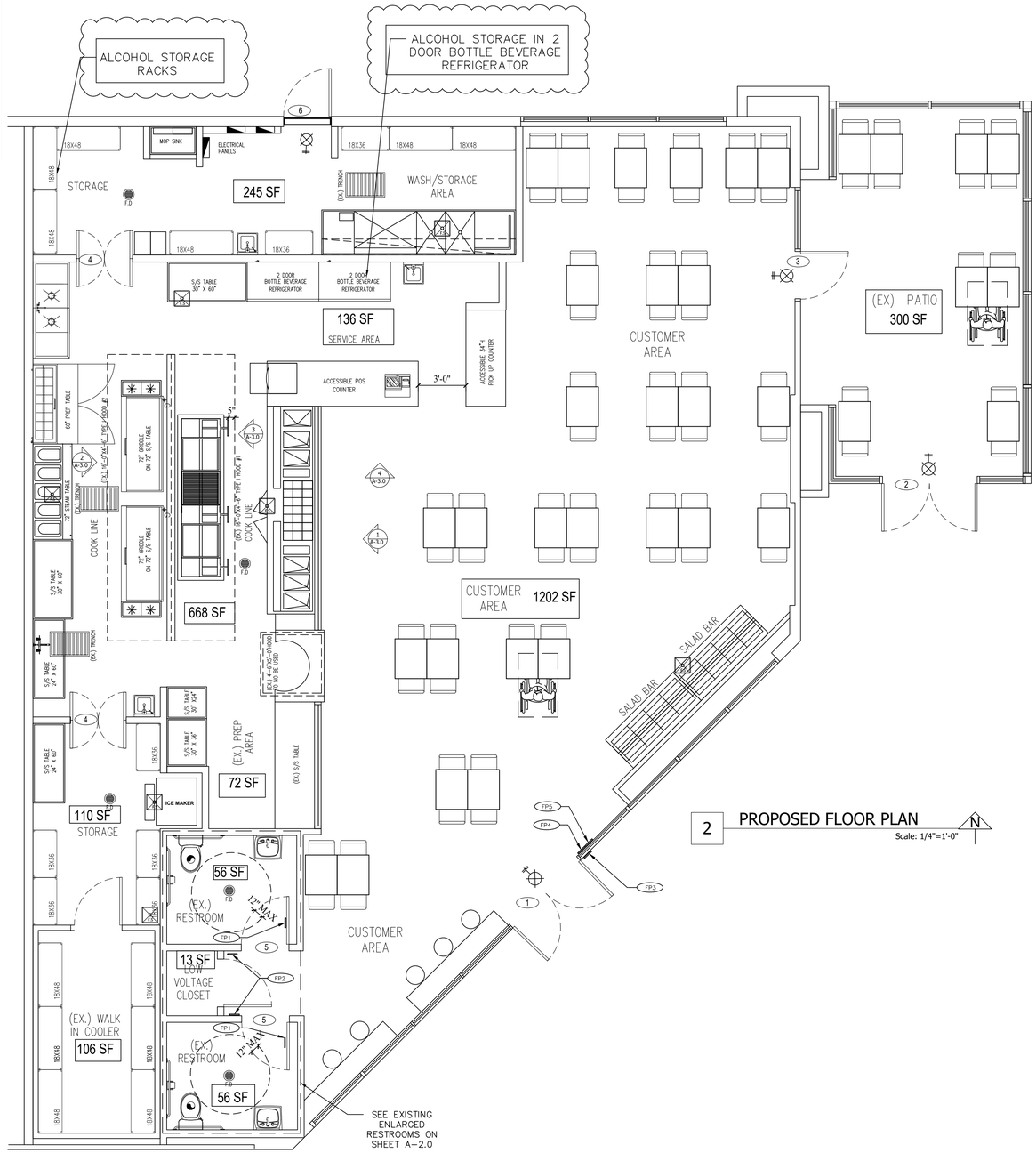
T-1.2



1 EXISTING FLOOR PLAN

Scale: 1/4"=1'-0"

AREAS	SQFT
CUSTOMER AREA	1,202 SF
SERVICE AREA	136 SF
COOK LINE	668 SF
WASH / STORAGE AREA	355 SF
WALK IN COOLER	106 SF
RESTROOMS	112 SF
PREP AREA	72 SF
LOW VOLTAGE CLOSET	13 SF
TOTAL	2,664 SF
PATIO	300 SF



2 PROPOSED FLOOR PLAN

Scale: 1/4"=1'-0"

MARK	WALL LEGEND
KEY	DESCRIPTION
1	EXISTING WALLS TO REMAIN
2	NON BEARING WALLS TO BE DEMOLISHED
3	EXISTING STORE FRONT /FIXED WINDOWS

LEGEND	
FP1	RESTROOM IDENTIFICATION DOOR SIGN SEE DETAIL @ 3/A-2.0
FP2	RESTROOM IDENTIFICATION WALL SIGN SEE DETAIL @ 3/A-2.0
FP3	DISABLED ACCESSIBLE SIGN SEE @ 3/A-2.0
FP4	ACCESSIBLE EGRESS/TACTILE SIGNAGE @ 3/A-2.0
FP5	SIGN "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" SEE @ 4/A-2.0
FP6	EMERGENCY LIGHT
	MECHANICAL VENTILATION WILL BE ACTIVATED BY THE LIGHT SWITCH
	EXIT SIGN ILLUMINATED SIDE W/ 90 MIN BATTERY BACKUP
	FIRE EXTINGUISHER (2A10BC MIN. RATING) 48" MAX HEIGHT FROM FINISH FLOOR TO TOP OF UNIT
??	EXISTING DOORS TO REMAIN NO CHANGE
	FLOOR SINK
	FLOOR DRAIN

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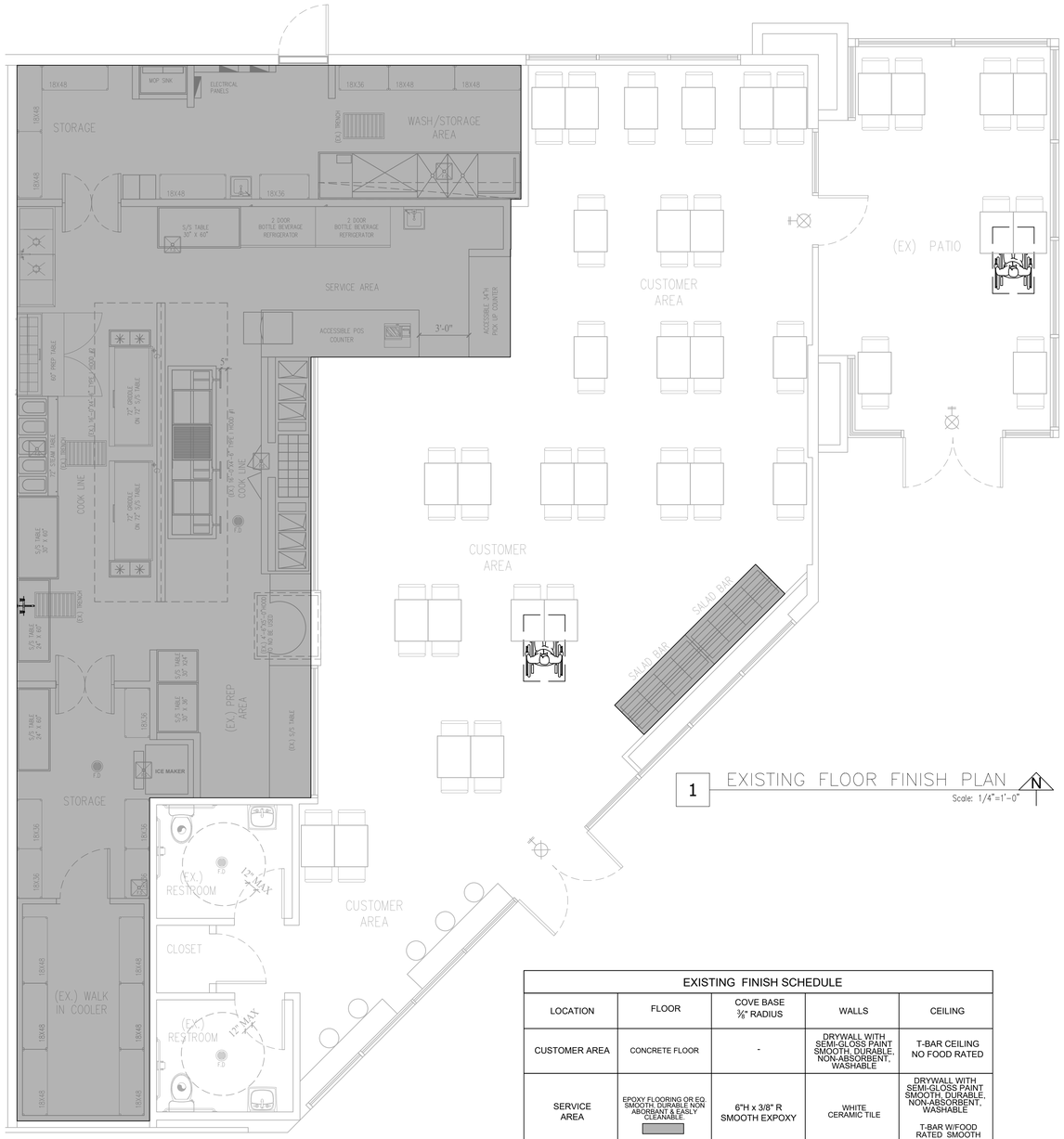
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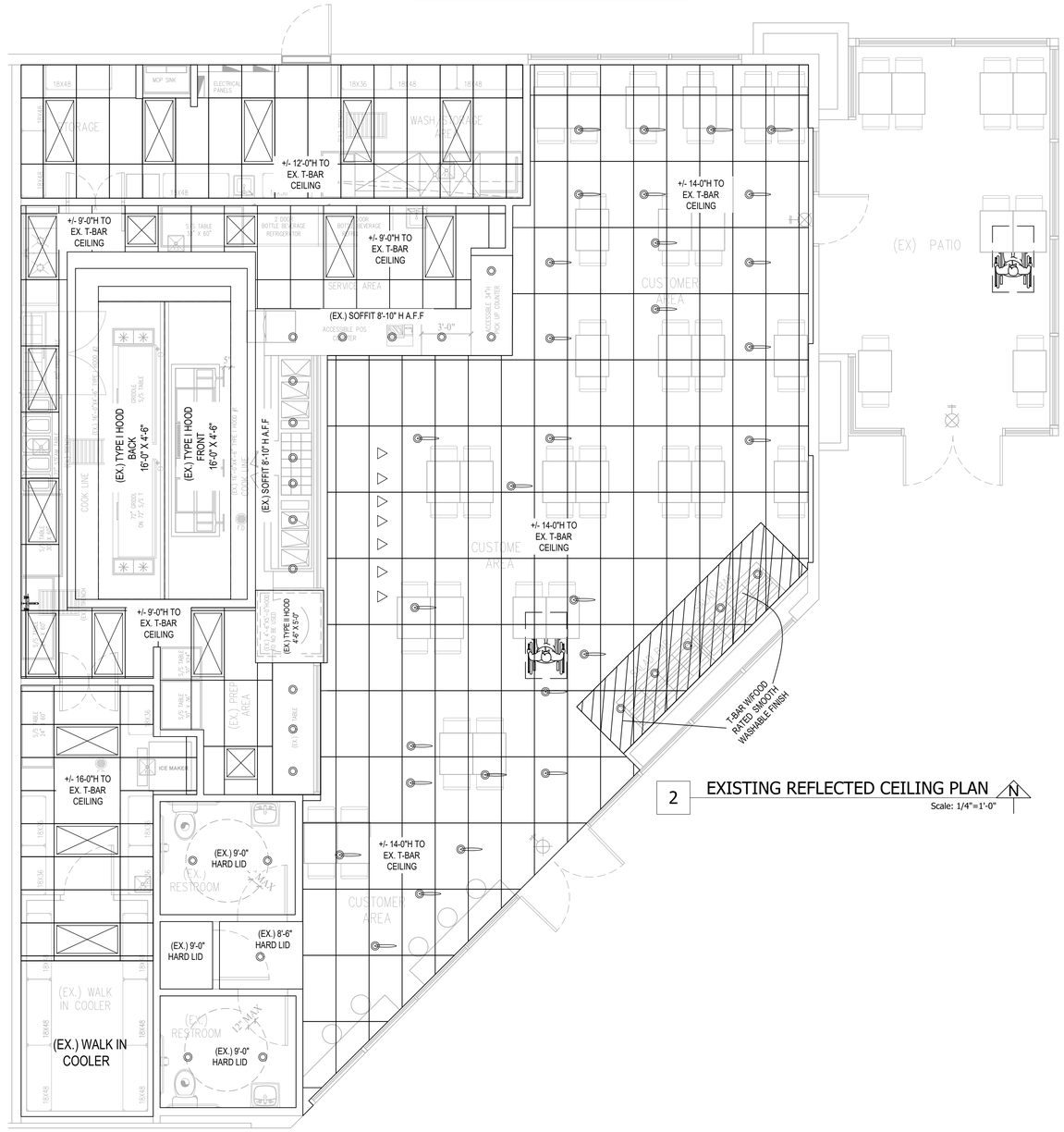


1 EXISTING FLOOR FINISH PLAN

Scale: 1/4"=1'-0"

EXISTING FINISH SCHEDULE				
LOCATION	FLOOR	COVE BASE ⅜" RADIUS	WALLS	CEILING
CUSTOMER AREA	CONCRETE FLOOR	-	DRYWALL WITH SEMI-GLOSS PAINT SMOOTH, DURABLE, NON-ABSORBENT, WASHABLE	T-BAR CEILING NO FOOD RATED
SERVICE AREA	EPOXY FLOORING OR EQ. SMOOTH, DURABLE NON ABORBANT & EASLY CLEANABLE.	6"H x 3/8" R SMOOTH EXPOXY	WHITE CERAMIC TILE	DRYWALL WITH SEMI-GLOSS PAINT SMOOTH, DURABLE, NON-ABSORBENT, WASHABLE T-BAR W/FOOD RATED SMOOTH WASHABLE FINISH
COOK LINE	EPOXY FLOORING OR EQ. SMOOTH, DURABLE NON ABORBANT & EASLY CLEANABLE.	6"H x 3/8" R SMOOTH EXPOXY	WHITE CERAMIC TILE / STAINLESS STEEL	T-BAR W/FOOD RATED SMOOTH WASHABLE FINISH
WASH/ STORAGE AREA	EPOXY FLOORING OR EQ. SMOOTH, DURABLE NON ABORBANT & EASLY CLEANABLE.	6"H x 3/8" R SMOOTH EXPOXY	STAINLESS STEEL BEHIND THE HOOD & FIBERGLASS REINFORCED PLASTIC(FRP)	T-BAR W/FOOD RATED SMOOTH WASHABLE FINISH
WALK IN COOLER	EPOXY FLOORING OR EQ. SMOOTH, DURABLE NON ABORBANT & EASLY CLEANABLE.	6" S/S. COVE BASE ⅜" RADIUS	GALVANIZED MTL. PANEL	GALVANIZED MTL. PANEL
RESTROOMS	SEALED CONCRETE	3/8" R ALUMINUM BASE	4FT H CERAMIC TILE WITH SEMI-GLOSS WHITE PAINT SMOOTH FINISH WASHABLE . CLEANABLE	DRYWALL WITH SEMI-GLOSS PAINT SMOOTH, DURABLE, NON-ABSORBENT, WASHABLE
SALAD BAR SELF SERVICE AREA	EPOXY FLOORING OR EQ. SMOOTH, DURABLE NON ABORBANT & EASLY CLEANABLE.	6"H x 3/8" R SMOOTH EXPOXY	4 FT H FRP & DRYWALL WITH SEMI-GLOSS WHITE PAINT SMOOTH FINISH	T-BAR W/FOOD RATED SMOOTH WASHABLE FINISH
FRONT COUNTER	QUARTZ STONE COUNTER TOP. SMOOTH, NON ABSORBENT AND DURABLE.			

EXISTING LIGHTING SCHEDULE		
	2X4, 2X2 RECESSED LED LIGHT FIXTURE. ORDERING: 2TL4G0LFWMWS CONTROLLED BY DIMMER	
	6" RECESSED FIXTURE	
	SUSPENDED LIGHTS	
	TRACK LIGHTS	
	MECHANICAL VENTILATION LIGHT ACTIVATED	
	EMERGENCY LIGHT	
	EXIT SIGN ILLUMINATED SIDE	



2 EXISTING REFLECTED CEILING PLAN

Scale: 1/4"=1'-0"

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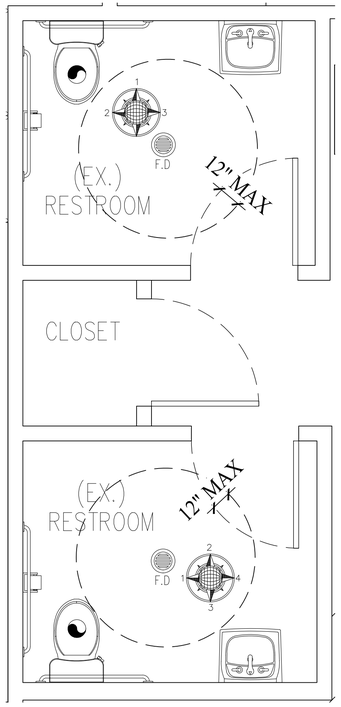
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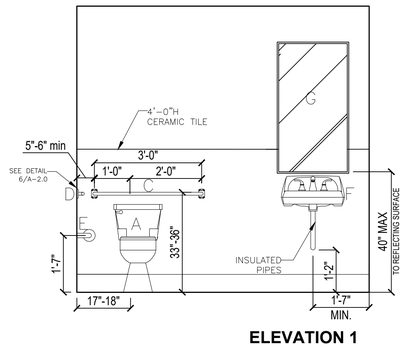
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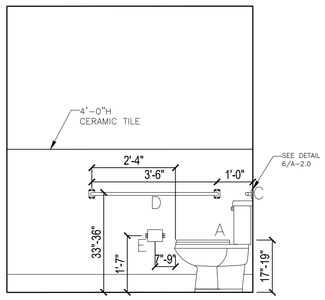


LEGEND	
A	WATER CLOSET
B	FLUSHOMETER
C	36"GRAB BAR
D	42" GRAB BAR
E	TOILET PAPER DISP.
F	LAVATORY/ FAUCET
G	MIRROR
H	URINAL

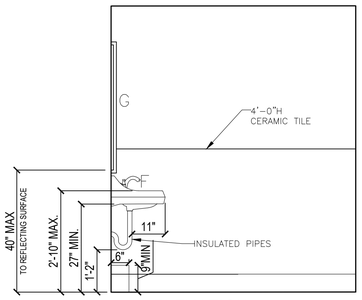
1 ENLARGED ACCESSIBLE RESTROOM PLAN
Scale: 1/2"=1'-0"



ELEVATION 1



ELEVATION 2



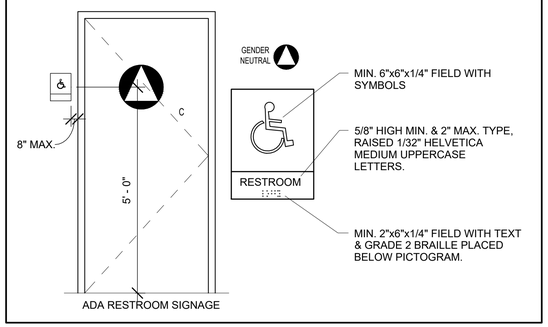
ELEVATION 3

2 ACCESSIBLE EXISTING RESTROOM ELEVATIONS
Scale: 1/2"=1'-0"

TYPICAL RESTROOM SIGNAGE REQUIREMENTS

NOTE:

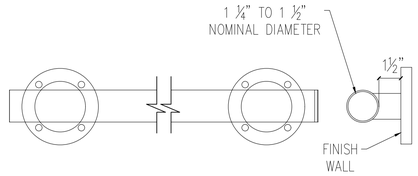
LETTERS & NUMBERS ON SIGNS SHALL BE RAISED, CONTRASTING IN COLOR & HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 & 1:1 & A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10, & RAISED 1/32" MIN. & BE ACCOMPANIED BY BRAILLE RAISED LETTERING. WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS & SPACES, SIGNAGE AS DESCRIBED ABOVE SHALL BE PROVIDED ON THE STRIKE/LATCH SIDE OF THE DOOR.



3 INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNS
Scale: NTS



5 INTERNATIONAL ACCESSIBILITY SYMBOL
Scale: NTS

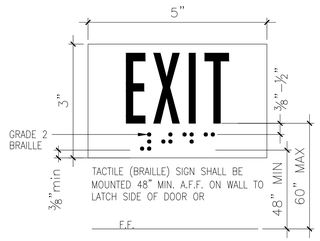


6 TYP. GRAB BAR DETAIL
Scale: NTS

DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.

SIGN TO BE MOUNTED 60" AFF ON WALL TO LATCH SIDE OF DOOR.1" LETTERIN SIZE

4 DOOR SIGN
Scale: NTS



7 TACTILE EXIT SIGN
Scale: NTS

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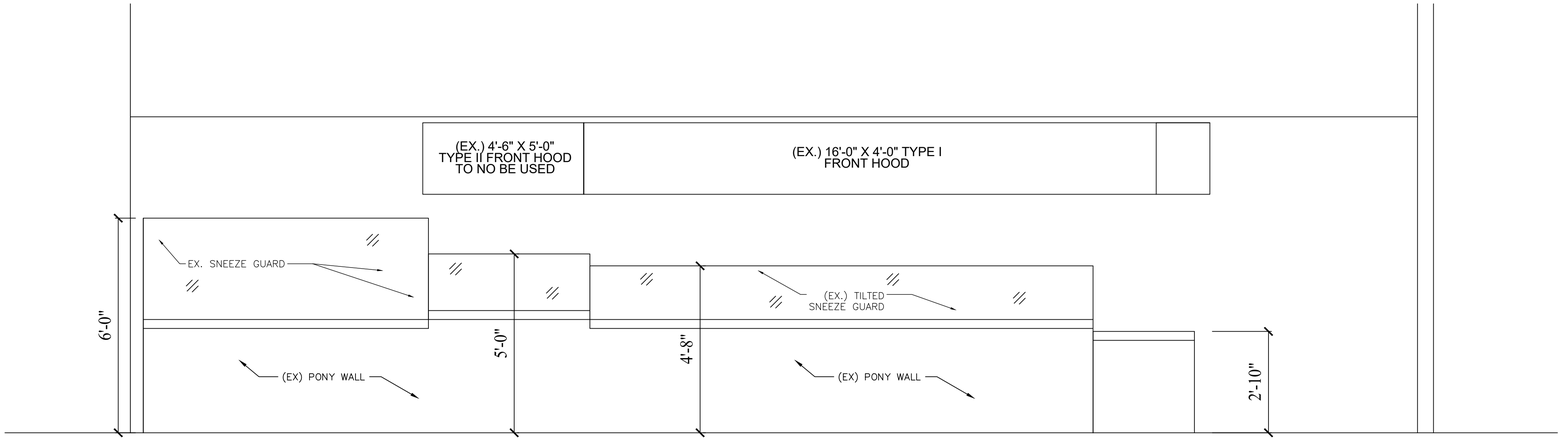
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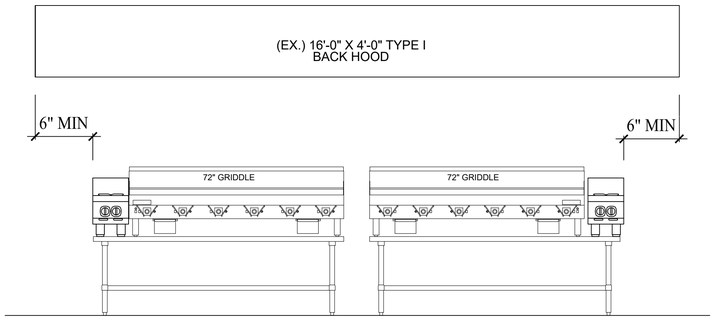
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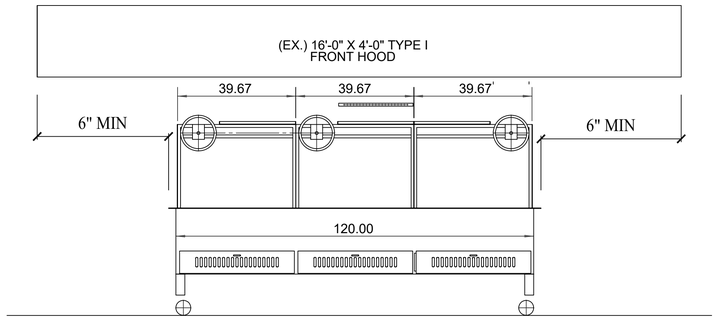
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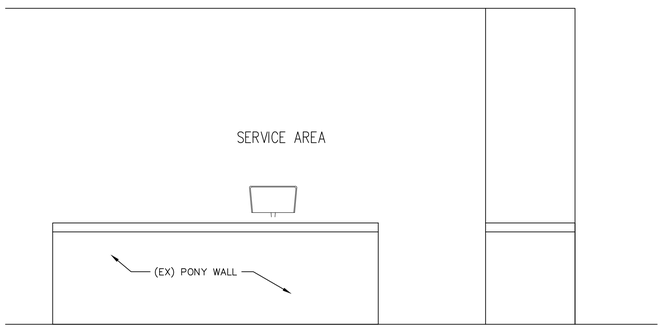
1 FRONT COUNTER ELEVATION
Scale: 1/4"=1'-0"



2 BACK HOOD ELEVATION
Scale: 1/4"=1'-0"



3 FRONT HOOD ELEVATION
Scale: 1/4"=1'-0"



4 SERVICE COUNTER ELEVATION
Scale: 1/4"=1'-0"

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RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PLN25-20072 FOR THE SALE OF BEER AND WINE ONLY FOR ON-SITE CONSUMPTION IN AN EXSISTING RESTAURANT (TACOS LOS CHOLOS) LOCATED AT THE STATION (GOODMAN COMMERCE CENTER SPECIFIC PLAN – SP NO 11-0271); ASSESSOR'S PARCEL NUMBER: 160-520-001

WHEREAS, Project No. PLN25-20072 consists of an application for a Conditional Use Permit (CUP No. PLN25-20072) for the sale of beer and wine only, for on-site consumption at a existing restaurant (dba Tacos Los Cholos), which has been filed by Josue Maldonado for Tacos Los Cholos located at The Station (Goodman Commerce Center) located at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road, Assessor's Parcel Number 160-520-001; and

WHEREAS, the proposed Conditional Use Permit qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 as the proposed CUP would not result in physical changes to an existing structure or environment; and

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

WHEREAS, on March 8, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Conditional Use Permit PLN25-20072 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 18, 2026. In addition, on March 5, 2026, a public hearing notice was mailed to each property owner and commercial tenant within a 1,000-foot radius of the project site in accordance with state law, and per the Planning Commission's request, a notification was also sent to commercial tenants and residents within a 1,000-foot radius of the projects site indicating time, date, and place of the public hearing for Conditional Use Permit PLN25-20072; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 18, 2026, at which time it received public testimony concerning Project No. PLN25-20072, and considered the proposed Conditional Use Permit to sell beer and wine only, a for on-site consumption at Tacos Los Cholos.

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

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements.

Evidence: The California Environmental Quality Act (Section 2100, et. Seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary projects. A "project", under CEQA is defined as "the whole of an action which has a potential for resulting in either a direct physical change in environment." The proposed project is a project under CEQA. However, the requested Conditional Use Permit (CUP) would not result in a direct or reasonably foreseeable physical change in the environment as the project is a request to sell beer and wine only, for on-stie consumption as an accessory use at the existing restaurant and as a result, the proposed Conditional Use Permit qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP).

Evidence: The project is located outside of any MSHCP criteria area.

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 March 18, 2026, 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 project site is Commercial Retail (CR) and the zoning is Specific Plan (SP No. 11-0271 – Goodman Commerce Center at Eastvale), which permits general retails including restaurants and other establishments. The sale of alcohol is permitted with approval of a Conditional Use Permit pursuant to the Eastvale Zoning Code. The proposed use will consist of the sale of beer and wine only in an existing restaurant located in an existing multi-tenant retail building. The proposed sale of beer and wine only, for on-site consumption would be an additional service for the visitors purchasing food or using the many amenities within the business. Alcohol sales are typical in this type

of business and would not be inconsistent with the surrounding uses. 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 the general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The sale of beer and wine only in a bar/restaurant is an ancillary use to the main operation of the restaurant. The restaurant is located in an existing tenant space in a retail center that has been configured to accommodate retail uses. The project would allow the sale of beer and wine only as an accessory to an restaurant setting. The sale of beer and wine only would be allowed during the operation of the business, being Monday – Thursday 11 a.m. – 12 a.m., Friday and Saturday from 11 a.m. – 1 a.m., and Sunday 11 a.m. – 10 p.m. and the serving of alcohol has been conditioned to end fifteen (15) minutes prior to close of business.

The sale of beer and wine only during the operation of a restaurant facility is compatible to many existing restaurant uses in the City. The sale of beer and wine only in a bar/restaurant is an ancillary use to the main operation of the indoor amusement/entertainment facility.

The Riverside County Sheriff's Department has reviewed the proposed sale of beer and wine only at this location and does not foresee any conflicts. The establishment has introduced a security plan to install video cameras and locking storage areas for the alcohol when not being used or closed at the end of the night. This along with California Department of Alcohol Beverage Control guidelines and trainings for staff members to ensure safety and reduce overpouring. 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 people 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 project has been reviewed for consistency with the Airport Land Use Compatibility Plan and has been determined to be outside the 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 and wine as an ancillary use to an indoor amusement/entertainment facility in an existing retail building, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 18th day of March 2026.

_____
April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN25-20072 – Conditional Use Permit to sell beer and wine only (Type 41 ABC license) for on-site consumption as an ancillary use for Tacos Los Cholos located within an existing commercial multi-tenant retail building at The Station – Goodman Commerce Center
Assessor's Parcel Number: 160-520-001
Planning Commission Date: March 18, 2026

	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 Division. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
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 Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
3.	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.	Ongoing	Planning Division	
4.	PLN25-20072 is granted for a period of one year and shall become void as of **March 18, 2027**, unless building permits have been issued and construction is commenced and diligently pursued toward completion on modification that are the subject of PLN25-20072, or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
5.	Applicable mitigation measures included in the Goodman Commerce Center at Eastvale EIR shall be required for development of the proposed project and are incorporated herein by reference.	Ongoing	Planning Division	
6.	The approval of PLN25-20072 is for an Alcohol Beverage Control license (Type 41) to allow for the sale and onsite consumption of beer and wine only within an existing 2,664 square-foot commercial retail building and 300 square foot enclosed patio in an existing retail center.	Ongoing	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Prior to Building Permit Issuance				
7.	The applicant shall maintain the location(s) for alcohol display and storage as reflected by the approved development plans on March 18, 2026. If any changes are made to the approved location they must submit for an adjustment to the Community Development Director.	Prior to issuance of building permit	Planning Division	
Ongoing				
8.	No off-site sale of alcoholic beverages is allowed.	Ongoing	Planning Division	
9.	The applicant must comply with all California Department of Alcohol and Beverage Control requirements.	Ongoing	Planning Division	
10.	Consumption of beer and wine only shall only occur within the restaurant in accordance with the Conditional Use Permit approved by the Planning Commission on **March 18, 2026**, and within the limits established by California Department of Alcoholic Beverage Control regulations.	Ongoing	Planning Division	
11.	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 Riverside County Sheriff's Department, and/or 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	
12.	A safety officer or designee may enter and inspect the site at any reasonable time without prior notice for the purpose of investigating an actual complaint or for a health and safety inspection.	Ongoing	Code Enforcement and Sheriff's Departments	
13.	Sale of alcoholic beverages shall take place during normal business operating hours and shall cease at least fifteen (15) minutes prior to the close of business to minimize "premises liability" and give patrons time	Ongoing	Sheriff's Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	to acquire adequate transportation from the location following any alcohol consumption.			
14.	The business hours are limited to being Monday – Thursday 11 a.m. – 12 a.m., Friday and Saturday from 11 a.m. – 1 a.m., and Sunday 11 a.m. – 10 p.m. any change to the hours of operation shall be subject to review and approval of the Community Development Director.	Ongoing	Planning Division and Code Enforcement	
15.	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	
16.	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	
17.	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 Division and Sheriff's Department	
18.	The business operations shall comply with the operations stated in the Statement of Operations provided by the Applicant as follows: • Alcohol sales will cease fifteen minutes prior to closing. • Beer and wine only will be stored in the behind the counter and rear storage area.	Ongoing	Planning Division and Sheriff's Department	
19.	Shall obtain a Type 41 License from California Department of Alcohol Beverage Control.	Ongoing	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
20.	The applicant shall comply with the regulations of the California Department of Alcoholic Beverage Control.	Ongoing	Planning Division	
21.	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.	Ongoing	Planning Division	
22.	"No Trespassing or Loitering" signs shall be displayed prominently around the business (602 P.C.).	Ongoing	Planning Division and Sheriff's Department	
23.	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.	Ongoing	Planning Division and Sheriff's Department	
24.	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).	Ongoing	Planning Division and Sheriff's Department	
25.	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	Ongoing	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.			
26.	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 and Safety Division at 951-361-0900.)	Ongoing	Building Division	
27.	The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.	Ongoing	Planning Division	

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.

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. A*BC 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
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)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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.)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis

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 *without a search warrant or probable cause*. 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 *public* from some areas of the premises. However, licensees *cannot and must not* deny entry to, resist, delay, obstruct, or assault a peace officer. (Secs. 25616, 25753, and 25755 B&P; 148 and 241(b) PC)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* 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). *ABC:* Decided on a case-by-case basis
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)	*Criminal:* None *ABC:* Decided on a case-by-case basis
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)	*Criminal:* None *ABC:* Decided on a case-by-case basis
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)	*Criminal:* None *ABC:* Decided on a case-by-case basis
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)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis

9. Discrimination A licensee, other than certain exempt club licensees, who refuses to provide full and equal accomodations, 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)	*Criminal:* None *ABC:* Decided on a case-by-case basis
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)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Sec. 25617 B&P) *ABC:* Decided on a case-by-case basis
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 (Secs. 24200.5(b) and 25657(a)(b) B&P; Rule 143 CCR; Sec. 303(a) PC)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* The penalty is a maximum six months in county jail and/or a maximum $1,000 fine. (Sec. 19 PC) *ABC:* Decided on a case-by-case basis

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.)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* 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) *ABC:* Not applicable
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. 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. 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. 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)	*Criminal:* None *ABC:* Decided on a case-by-case basis

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. 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. 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)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* None *ABC:* Decided on a case-by-case basis
19. Minors (Attempt to Purchase by) Minors may not even try to buy alcohol. (Sec. 25658.5 B&P)	*Criminal:* 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) *ABC:* Not applicable
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) *Exception:* Minor musicians (see #14) *Restaurants:* 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. *Concession Stands:* 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. *Pizza Parlors:* 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. **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)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis

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. *Exception:* Minors may enter and remain at any time for lawful business. For example, delivery and repair persons. (Sec. 25665 B&P)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
22. Minors (Possession of Alcohol by) Minors may not possess alcohol in public. *Exceptions:* 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)	*Criminal:* 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) *ABC:* Not applicable
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)	*Criminal:* 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) *ABC:* 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)
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)	*Criminal:* 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) For the furnisher, the penalty is a $1,000 fine and a minimum 24 hours community service. (Sec. 25658(e)(2) B&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) *ABC:* 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.

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. 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)	*Criminal:* None *ABC:* Decided on a case-by-case basis
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)	*Criminal:* Most drug offenses are felonies, punishable by imprisonment in State prison *ABC:* Decided on a case-by-case basis
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. *Exception:* 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).	*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Sec. 25617 B&P) *ABC:* Decided on a case-by-case basis
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. 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)	*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Sec. 25617 B&P) *ABC:* 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. *Civil:* 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.

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)	*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Sec. 25617 B&P) *ABC:* Decided on a case-by-case basis
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. *Exception:* Licensees may sell alcohol for resale to the holder of a Daily On-Sale General license. (Secs. 23393 and 23394 B&P)	*Criminal:* For the violator, the penalty is a maximum $1,000 fine and/or six months in county jail. (Secs. 25351 and 25617 B&P) *ABC:* Decided on a case-by-case basis
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. 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)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	Not applicable. This is a permissive section of law.
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)	*Criminal:* None *ABC:* Decided on a case-by-base basis
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)	*Criminal:* None *ABC:* Decided on a case-by-case basis

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. *Exception:* 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)	*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Secs. 25351 and 25617 B&P) *ABC:* Decided on a case-by-case basis
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 he exchanged for those which were unfit for human consumption. 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. 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))	*ABC:* Decided on a case-by-case basis
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)	Not applicable. This is a permissive section of law.

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] 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] 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] Upon written notice from the ABC, licensees must post "No Loitering" and "No Open Container" signs. *Exception:* 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] 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] 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]	[1]*Criminal:* None *ABC:* Decided on a case-by-case basis [2]*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Sec. 25617 B&P) *ABC:* Decided on a case-by-case basis [3]*Criminal:* None *ABC:* Decided on a case-by-case basis *Civil:* 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 do not apply to the retail licensee. (Sec. 12601 CCR)
39. Substitution of Brands No person may substitute types or brands of alcohol without first informing the purchaser. (Sec. 25609 B&P)	*Criminal:* For the licensee or employee, the penalty is a maximum $1,000 and/or six months in county jail. (Sec. 25617 B&P) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* The penalty is a maximum $1,000 fine and/or six months in county jail. (Sec. 25617 B&P) *ABC:* Decided on a case-by-case basis
41. Unlawful Possession on Licensed Premises Licensees may not allow any alcohol on the premises other than what they are licensed to sell. *Exception:* Type 41 licensees may possess brandy, rum, or liqueurs for cooking purposes. (Section 25607(a)(b) B&P)	*Criminal:* 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) *ABC:* Decided on a case-by-case basis
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)	*Criminal:* The penalty is imprisonment in the county jail not exceeding one year or in a State prison. (Sec. 12020(a) PC) *ABC:* Decided on a case-by-case basis

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:

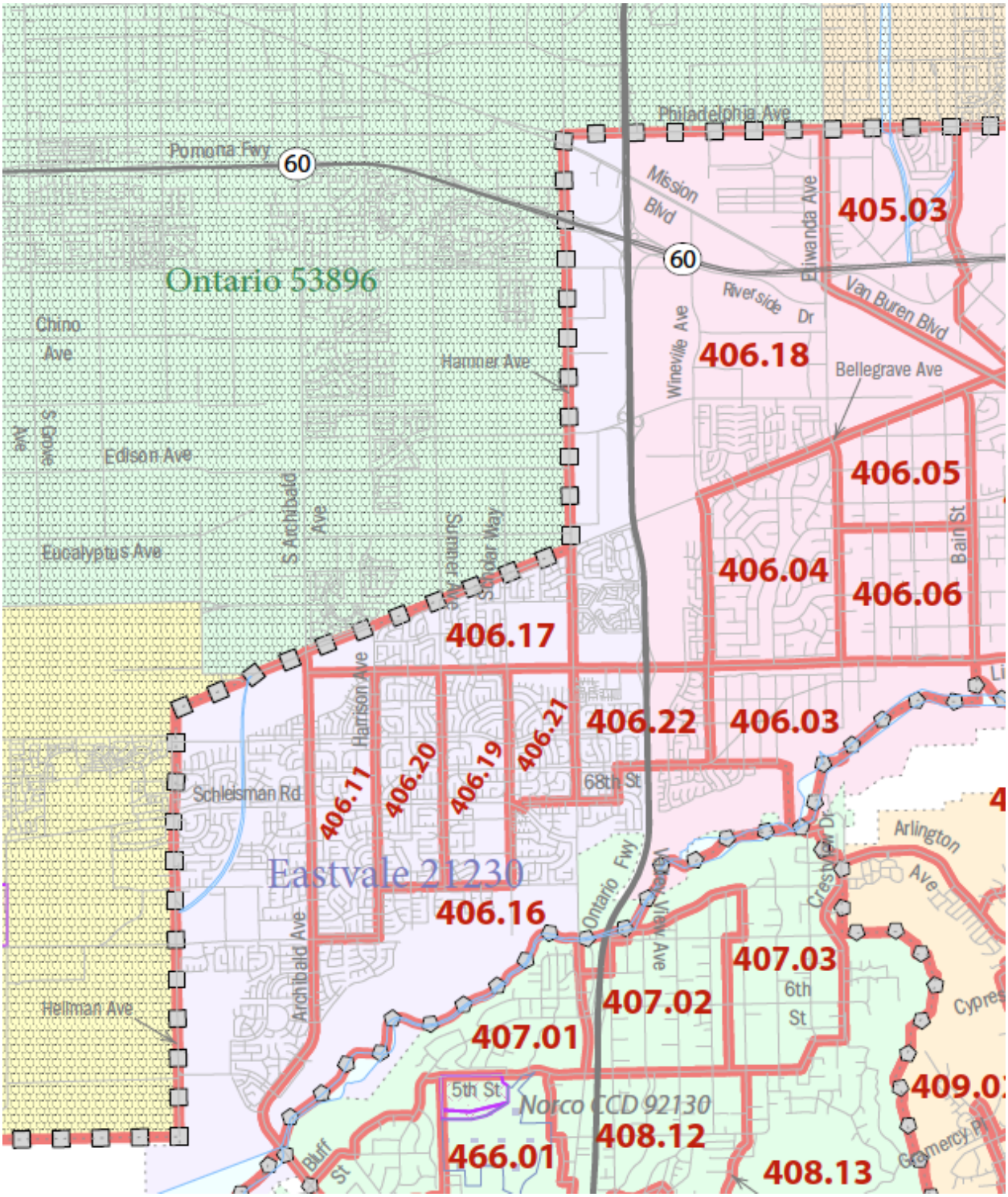
1. "Minor" means any person under 21 years of age.

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).


Philadelphia Ave
Pomona Fwy
60
Mission Blvd
405.03
Ontario 53896
Chino Ave
Riverside Dr
Van Buren Blvd
Hamner Ave
Wineville Ave
406.18
Bellegrave Ave
Edison Ave
406.05
Eucalyptus Ave
406.04
406.06
Bain St
406.17
Harrison Ave
406.22
406.03
406.11
406.20
406.19
406.21
68th St
Schleisman Rd
Eastvale 21230
406.16
Ontario Fwy
Archibald Ave
Hellman Ave
407.03
407.02
6th St
407.01
5th St
Norco CCD 92130
408.12
466.01
408.13
Arlington Ave

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

March 9, 2026

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

RE: Tacos Los Cholos (GCC) – The Station – Goodman Commerce Center

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 and wine only, for Tacos Los Cholos located at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road.

The City of Eastvale has no objections to the issuance of a Type 41 license to the above establishment for the sale of beer and wine only, on-site consumption. Tacos Los Cholos 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 existing restaurants from the use, 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 sfowler@eastvaleca.gov or 951-703-4463.

Sincerely,



Steven D. Fowler
Assistant Planner

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN25-20072 – CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOL (TYPE 41) FOR ON-SITE CONSUMPTION AT AN EXISTING BUSINESS (DBA. TACOS LOS CHOLOS) WITHIN THE GOODMAN COMMERCE CENTER

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, March 18, 2026**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 25-20072 Conditional Use Permit (CUP) for the sale of beer and wine for on-site consumption (ABC Type 41) at an existing business (dba Tacos Los Cholos) located within The Goodman Commerce Center.**

PROJECT DESCRIPTION: The proposed project includes a request for a CUP to allow for the sale of beer and wine only (ABC Type 41) for on-site consumption in conjunction with an existing business (Tacos Los Cholos) within the Goodman Commerce Center.

PROJECT LOCATION: The project is located at 4910 Hamner Avenue Suite 100 - The Goodman Commerce Center (Assessor's Parcel Number: 160-520-001); at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

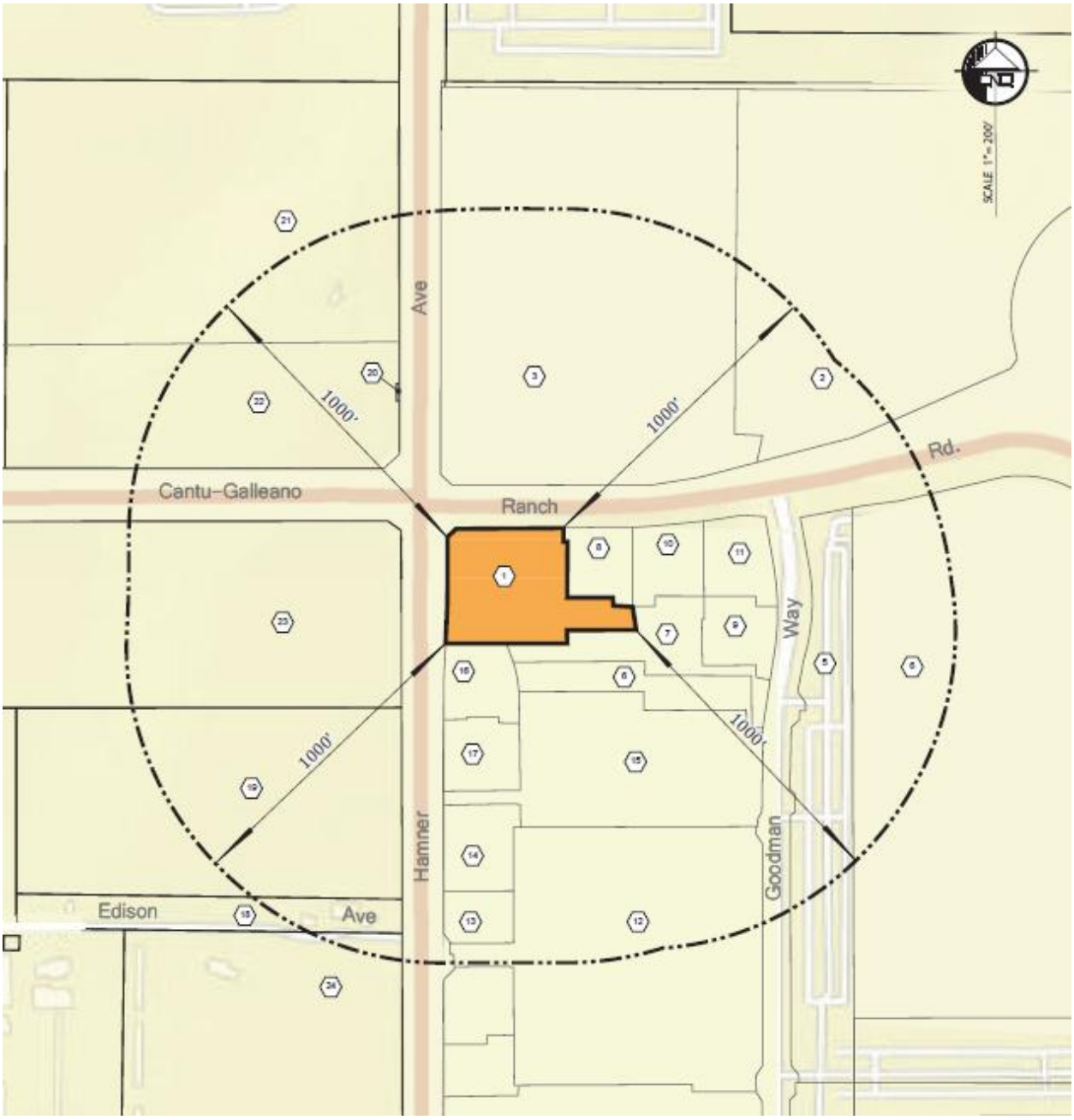
ENVIRONMENTAL: In accordance the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities, an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed CUP would allow the sale of beer and wine for on-site consumption at an existing business. The proposed CUP would not result in physical changes to the existing structure or environment because the CUP would not change the 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 environmental review pursuant to CEQA is required.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Steven D. Fowler at sfowler@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, March 18, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Steven D. Fowler at (951) 703-4463 or sfowler@eastvaleca.gov

Exhibit:




SCALE 1" = 200'
Ave
Cantu–Galleano
Ranch
Rd.
Way
Hamner
Goodman
Edison
Ave
1000'
1000'
1000'
1000'

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.2
March 18, 2026

PLN26-20012 – Goodman Commerce Center (CR-16) Conditional Use Permits for Beyond Pickleball Club (CONTINUANCE)

Prepared By:

Steven D. Fowler, Assistant Planner

Recommended Action(s)

Staff recommends that the Planning Commission continue this City-initiated item to the special March 23, 2026, Planning Commission meeting.

Summary

Due to a public noticing error, staff is requesting that the Planning Commission continue this item to a Special Meeting of the Planning Commission on March 23, 2026 to allow staff to mail public hearing notices for the item to property owners within 1,000 feet of the project site.

Background

A Planning Commission public hearing was scheduled on March 18, 2026 requesting that the Planning Commission:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and

2. Approve a Conditional Use Permit (PLN26-20012) to establish an indoor fitness and sports facility within an existing 38,209 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval; and

3. Approve a Conditional Use Permit (PLN26-20012) for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only in conjunction with a proposed indoor fitness and sports facility within an existing 38,209 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval.

State law requires a public hearing notice to be published in the newspaper of general circulation at least 10 days prior to the consideration of a conditional use permit by the Planning Commission. Additionally, the Eastvale Municipal Code requires that public hearing notices be sent to property owners located within 1,000 feet of a project site with a proposed Conditional Use Permit application. A public hearing notice was published in the newspaper on March 7, 2026, however, staff failed to send out the required radius notifications within the required 10 days prior to the March 18, 2026, hearing. Therefore, a continuance is required to allow for the proper notification of the item. The revised notices will be sent no later than March 12, 2026 to meet the 10-day requirement before the March 23, 2026 Special Meeting.

Environmental

The California Environmental Quality Act (CEQA) does not apply to the continuance of this item to the Planning Commission meeting of March 23, 2026, as this action will not have an effect on the environment.

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

Create “Destination Eastvale”.

Fiscal Impact

N/A

Prior City Council/Commission Action

On June 11, 2014, the Planning Commission approved The Goodman Commerce Center at Eastvale Specific Plan which contains approximately 45-acres of commercial retail and business park at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road. The project was branded by Goodman Group as “The Station” Development which includes several retail and restaurant uses: Cravings Food Hall, Costco, Chick-Fil-A, In-n-Out, Quick Quack Car Wash, Altura Credit Union.

On October 19, 2022, the Planning Commission approved PLN22-20025 for Tentative Tract Map #38438 to reconfigure and subdivide a 14.4 acre project area into 5 parcels within the existing Goodman Commerce Center and approved PLN22-20056 Major Development Review for the development of a 58,422 square foot business park building (CR-14).

On October 15, 2025, the Planning Commission approved PLN25-20056 Conditional Use Permit to establish an indoor amusement/entertainment facility and Conditional Use Permit for an Alcohol Beverage Control license (Type 47) to allow for beer, wine, and distilled spirits within an existing 38,209 square-foot commercial retail building (CR-17) within the same development as the project site.

On November 19, 2025, the Planning Commission approved PLN25-20081 Conditional Use Permit to establish a 28,084 square-foot indoor automobile service and repair center within a portion (i.e. 28,084 square foot) of an existing commercial retail building (CR-14) within the same development

as the project site.

Attachment(s)

Not Applicable.