CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

12363 Limonite Avenue, Suite 900, Eastvale, California 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, December 18, 2024

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

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

5. PRESENTATIONS

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 November 20, 2024 meeting.

7.2. Planning Department Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

7.4. **Finding of Conformity to Eastvale General Plan 2040 for City Acquisition of Lots 5 & J**

Submitted by: Gustavo N. Gonzalez, Community Development Director

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission adopt a resolution finding that the acquisition of the property generally located between Bootsma Boulevard and Premier Place and northwest of the intersection of Limonite Avenue and Hamner Avenue (Lots 5 and J within the Leal Master Plan Amendment No. 1; also Lots 65 & "S" of Tract Map 38594) for public purposes conforms with the Eastvale General Plan 2040.

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. **PLN24-20102 – Change of Zone from SP – Specific Plan Zone (I-15 Corridor Specific Plan) to R-3 – General Residential Zone for the southernmost 10.01-acre portion of APN 152-640-004 (Vernola)**

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission adopt a resolution recommending that the City Council approve Change of Zone PLN24-20102 from SP – Specific Plan (I-15 Corridor Specific Plan) Zone to R-3 – General Residential Zone for the southernmost 10.01 acres of Assessor Parcel Number (APN) 152-640-004 (Vernola) consistent with the City of Eastvale Sixth Cycle Housing Element.

8.2. **PLN24-20103 and PLN24-20104 – Zoning Code Amendment to establish the Residential Opportunity (RO) Overlay Zone and Change of Zone to apply the Residential Opportunity Overlay Zone to the approximately 74.1-acre Gateway 1 (North) properties**

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission adopt a resolution recommending that the City Council adopt a resolution recommending that the City Council:

1. Approve Zoning Code Amendment PLN24-20103 amending Title 120 of the Eastvale Municipal Code to add chapter 120.10 establishing the Residential Opportunity Overlay Zone; and
2. Approve Change of Zone PLN24-20104 to apply the Residential Opportunity Overlay Zone to the approximately 74.1-acre Gateway 1 (North) properties located at the northeast corner of Limonite Avenue and Hamner Avenue, consistent with the City of Eastvale Sixth Cycle Housing Element and 2040 General Plan.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, January 15, 2025, 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, November 20, 2024
Regular Meeting: 6:00 P.M.

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

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1. CALL TO ORDER

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

2. ROLL CALL

Present: Commissioners Hove, Lomeli, Vice-Chair Lee, and Chair Rochelle.

Absent: Commissioner Rodriguez-Plott

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

3. PLEDGE OF ALLEGIANCE

Vice-Chair Lee led the Pledge of Allegiance.

4. ADDITIONS/REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

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

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the October 16, 2024 meeting.

7.2 Planning Department Update

The Planning Commission received and filed the Planning Department Update.

7.3 Public Works Department Update

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

8. PUBLIC HEARINGS

8.1 PLN24-20054 – Major Development Review and PLN24-20075 – Variance for a Disguised Wireless Communications Facility – 13099 65th Street (Harada Heritage Park)

Senior Planner Lim and the applicant presented a PowerPoint and answered related questions.

The following individual provided public comment:

- Jennifer Catron (via email)

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

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15303 (Class 3 – New Construction or Conversion of Small Structures) of the CEQA Guidelines in that the proposed project involves the construction of a new wireless communications facility;
2. Approve Major Development Review PLN20-20054 for the construction of a new wireless communications facility disguised as an 80-foot-tall stadium light pole with supporting mechanical equipment, subject to conditions of approval; and
3. Approve Variance PLN20-20075 to Section 120.04.140 of the Eastvale Zoning Code to allow the construction of a new 80-foot-tall disguised wireless communications facility where a maximum of 50 feet in height is allowed by the City of Eastvale Zoning Code for new disguised wireless communications facilities in residential zones.

8.2 PLN24-20030 – Major Development Review Wireless Communication Facility – 7250 Cobble Creek (Providence Ranch Park)

Planning Technician Fowler and the applicant presented a PowerPoint and answered related questions.

The following individuals provided public comment:

- Brooke Almeida
- Amber Andrews (via email)
- Cheri Fettig (via email)
- Diana Bleskey (via email)
- Xiaolei Shi (via email)
- Allison O'Conn (via email)

On motion of Vice-Chair Lee and second by Commissioner Lomeli, the Planning Commission voted unanimously to continue the item off calendar to be brought back at a later date.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORT

Community Development Director Gonzalez provided updates.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Rochelle adjourned the meeting at 8:03 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, December 18, 2024, 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
December 18, 2024

Planning Department Update

Prepared By:
David Murray, City Planner

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

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

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

Analysis
Not Applicable

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

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

Fiscal Impact

The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Planning Department Update 12.18.24

CITY OF EASTVALE

Major Projects Summary

December 18, 2024

City of Eastvale Planning Division

CITY OF EASTVALE
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Leal Ranch Residential PA-11A *6*
Leal Ranch Residential PA-11B *7*
Leal Ranch Residential PA-11C *8*
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New Home Recreation Center *10*
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0B0Better Buzz (MAP ID: WMT) *13*

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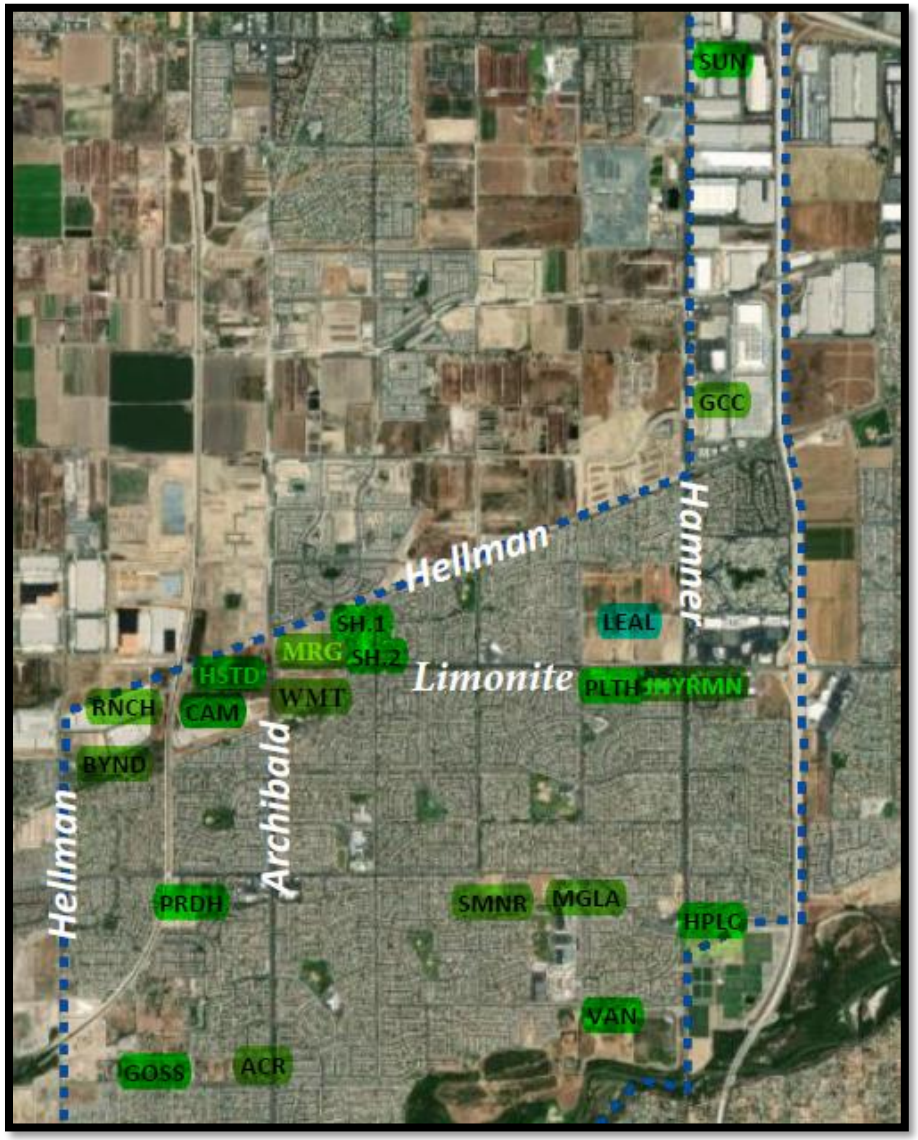
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1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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In-Process/Review

Sumner Place Mixed-Use Development (MAP ID: SMNR)

Project:	Sumner Place Mixed-Use Development
Project No.	PLN20-20063_GPA001_DR002_COZ001_TPM38031_TTM38032
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 Highest Density Residential (HHDR 20.1-40 du/ac). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of 216-unit apartment project on over 9.3 acres, consisting of seven two (2) to three (3) story type "V" apartment buildings with tuck under garages and surface parking, and a 5000 s.f. commercial building (located at the corner of Sumner Ave. and Schleisman Rd.). **Tentative Parcel Map** to create two (2) parcels one residential and one commercial. **Tentative Tract Map** for condominium purposes.
Planner:	Jamie K. Cerda

Notes:

- Received application on 11.5.20
- SB18 and AB52 notice provided.
- Comments provided to applicant 12.10.20
- On 5.19.21 the Planning Commission continued the item to June 16, 2021.

Project Map:



Current Status:

- On June 16, 2021, the Planning Commission PLN20-20063 continued the hearing item off calendar.

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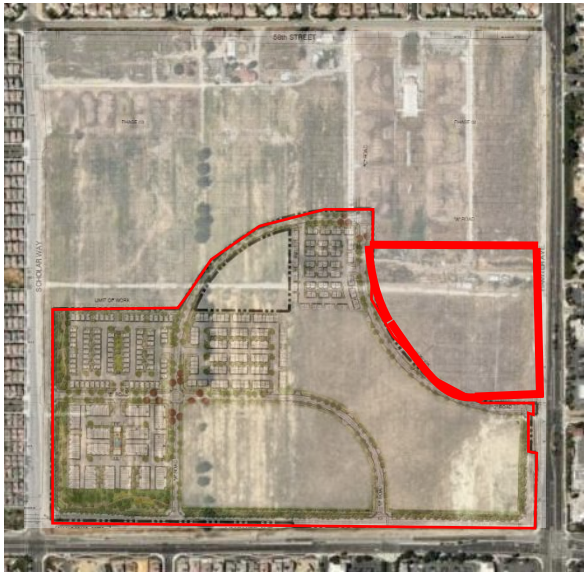
Leal Ranch Residential PA-4 & PA-10 Quarterra Phase II

Project:	Planning Area 4 & 10
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

Project Map:



Current Status:

- A second incomplete letter has been sent to applicant on 8.12.24, awaiting resubmittal.

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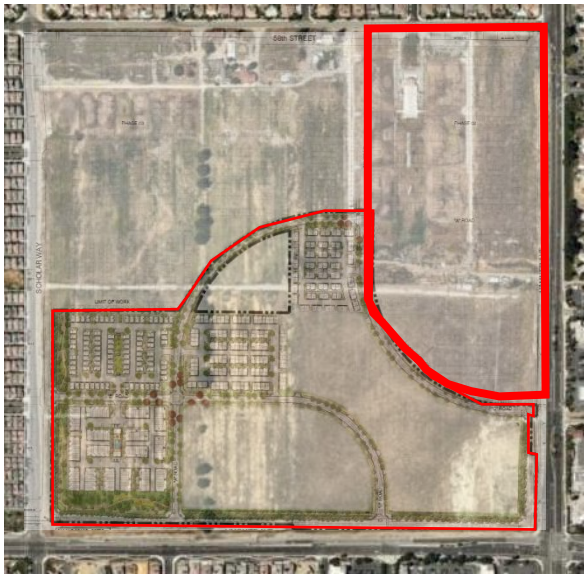
New Home Off-site

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.

Project Map:



Current Status:

- On 11.20.24 the applicant resubmitted and the project is currently under review.

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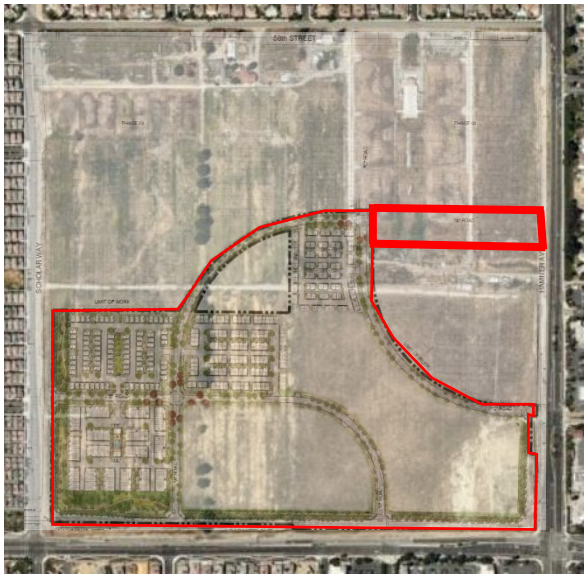
Leal Ranch Residential PA-9

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

Project Map:



Current Status:

- On 9.16.24 an incomplete letter was sent out to the applicant, currently awaiting resubmittal

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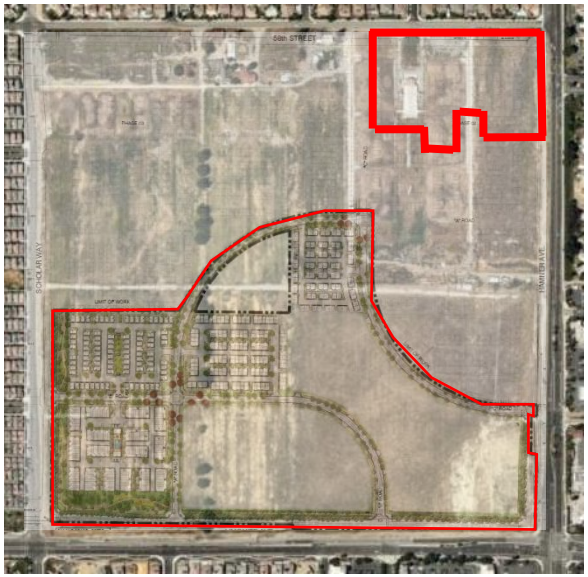
Leal Ranch Residential PA-11A

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.

Project Map:



Current Status:

- On 11.20.24 the applicant resubmitted and the project is currently under review.

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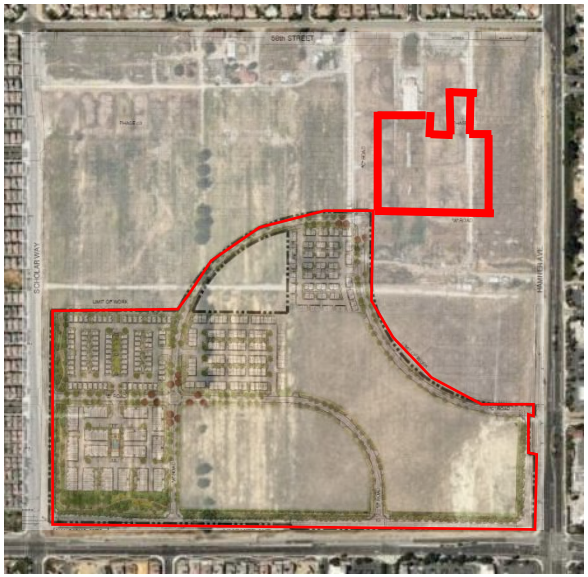
Leal Ranch Residential PA-11B

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.

Project Map:



Current Status:

- On 11.20.24 the applicant resubmitted and the project is currently under review.

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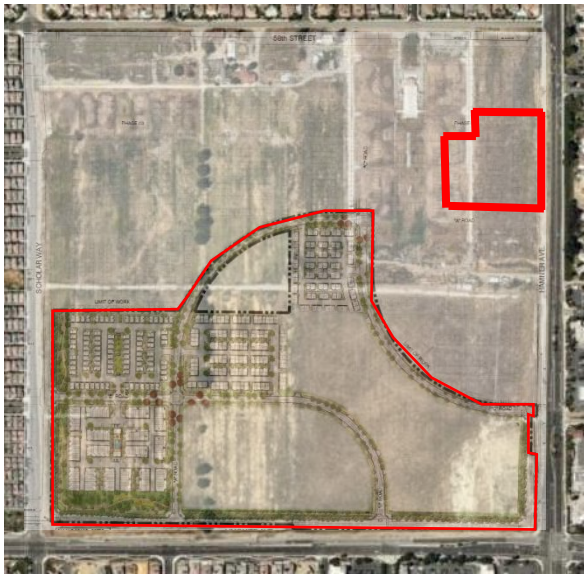
Leal Ranch Residential PA-11C

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.

Project Map:



Current Status:

- On 11.20.24 the applicant resubmitted and the project is currently under review.

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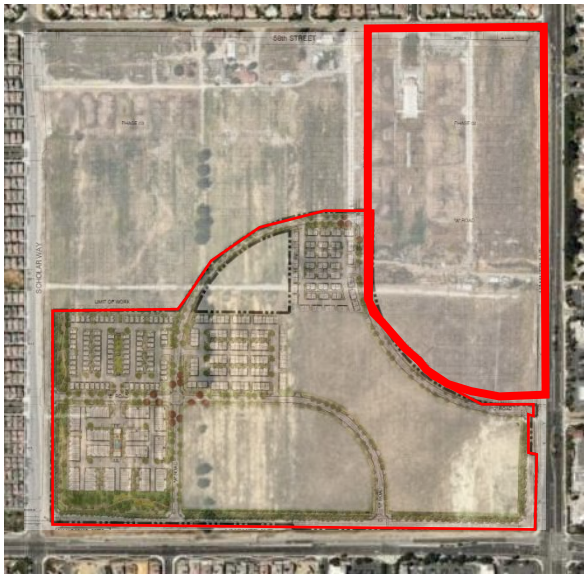
New Home TTM 38595 Phase B

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

Project Map:



Current Status:

- On 9.16.24 an incomplete letter was sent out to the applicant, currently awaiting resubmittal

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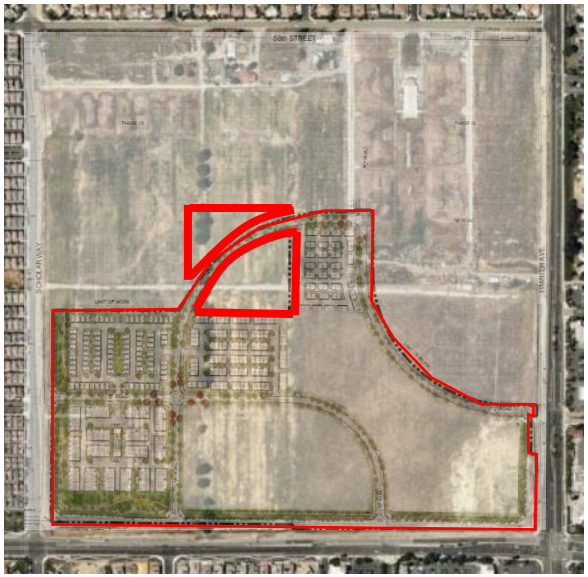
New Home Recreation Center

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:	**Minor 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

Project Map:



Current Status:

- On 11.6.24 an incomplete letter was sent out to the applicant, currently awaiting resubmittal

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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

Project Map:



Current Status:

- On 10.17.24 an incomplete letter was sent out to the applicant, staff is currently awaiting project 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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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

Project Map:



Current Status:

- An incomplete letter was sent out to the applicant on 11.14.24, awaiting resubmittal.

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

Project Map:



Current Status:

- An incomplete letter was sent out to the applicant on 11.21.24, awaiting resubmittal.

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Approved/ Entitled

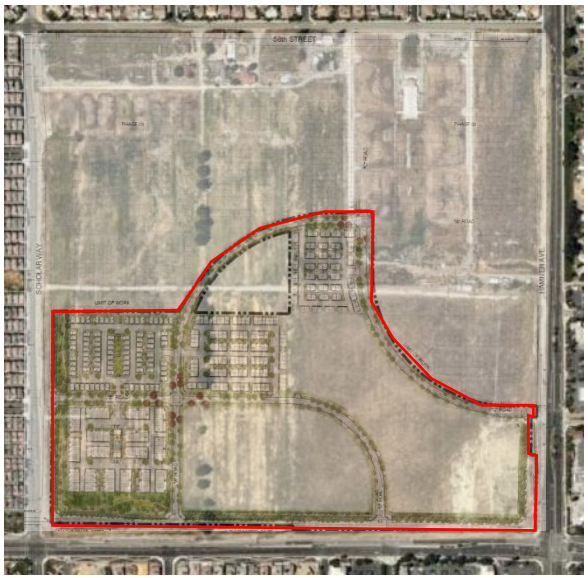
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

Project:	Leal Ranch Residential Tentative Tract Map (Phase A)
Project No.	PLN22-20087 TTM No. 38594
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**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.
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3. Highlighted Text =Updated Information

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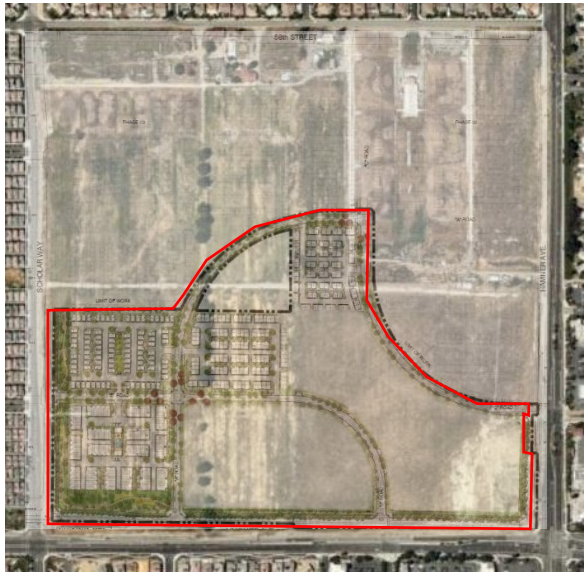
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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.
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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.
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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.
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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 Department and are currently under review.

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.
2. Projects that have been completed for more than one year are removed from this list.
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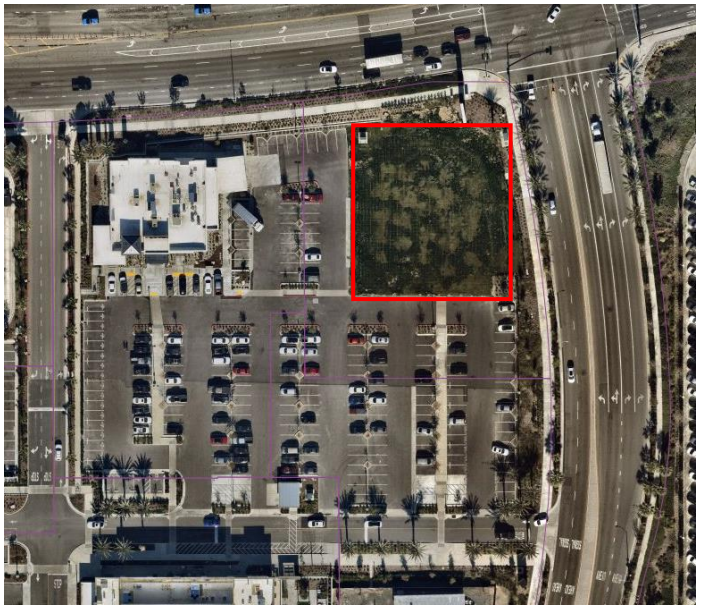
_GCC CR-1 DR (MAP ID: GCC.10)

Project:	GCC CR-1 DR
Project No.:	PLN21-20063_DR012
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd. ; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Major Development Review** for the development of a 5,213 square foot PAD building (CR-1) and 575 square foot outdoor patio for a total of 5,788 square feet for a proposed restaurant building dba Chili's.
Planner:	Jamie K. Cerda

Notes:

- Received application on November 17, 2021.
- On January 19, 2022, PLN21-20063 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project 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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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.

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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.

Project Map:



Current Status:

- Building Permits issued on November 28,2023 and are 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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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 and site improvements are currently under review with Building and Public Works Division.

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

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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Summit Development (RNCH.4)

Project:	The Ranch by Summit Development (Parcel 14)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 6); (Assessor's Parcel Number: 144-010-058)
Project Description:	**Major Development Review** for a 61,000 square foot light industrial building on 4.36 acres of Parcel 14 on The Ranch. The building will be located in Planning Area 6 of The Ranch Specific Plan.
Planner:	Allen Lim

Notes:

- Received pre-application on September 12, 2019.
- Routed to other departments for review.
- Comments provided to applicant 10/17/19.
- Formal submittal received January 15, 2020 – Routed for department review.
- On 2.19.20 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- The building is complete and operational.

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

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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 permits and is currently under construction.

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

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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.

Project Map:



Current Status:

- The project is currently under review for building plan permits.

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

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	**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 is partially operational. The rooftop restaurant and conference space remain 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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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.
3. Highlighted Text =Updated Information

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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.
- Pad 2 is still awaiting tenants to occupy new building.

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

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Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	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 actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
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Mister Carwash (MAP ID: WMT)

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

Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete

Project Map:



Current Status:

- On September 18, 2024 the Planning Commission approved project PLN24-20024, 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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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.

Project Map:



Current Status:

- Projects are currently under review building permits.
- Construction documents are under review with building division.

1. New projects are added to the bottom of the list as they are submitted.
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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
- Planning Commission approval on October 18, 2023

Project Map:



Current Status:

- On October 18, 2023 Planning Commission approved entitlements for PLN23-20043 and is subject to conditions of approval.
- Building plans are currently under review with the Building Division.

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

- Awaiting the submittal of construction drawings for Building Division Review
- Grading plans have been submitted to Public Works Department for 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

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
December 18, 2024

Public Works Department Update

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

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

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

Background
Not applicable

Analysis
Not applicable

Environmental
Not applicable

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

Fiscal Impact

Not applicable

Prior City Council/Commission Action

Not applicable

Attachment(s)

Attachment 1 - PW Project Update List.pdf
Attachment 2 - 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 Design – Engineering:** Permit Set was delivered on September 20, 2024.

PROJECT SCHEDULE:

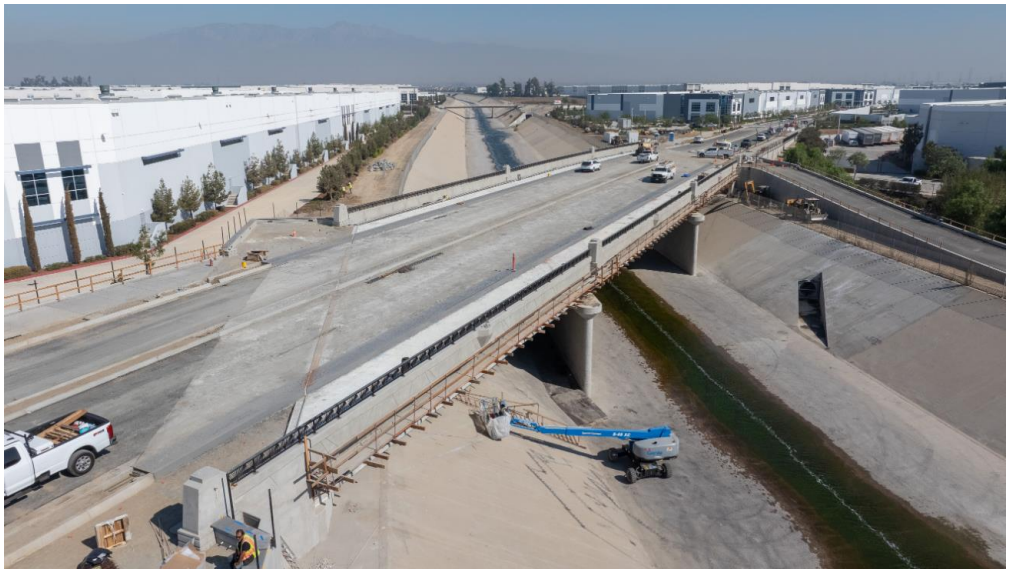
- Advertise Construction Bid in January 2025.
- Begin Construction in May 2025.

PROJECT RENDERING:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Gap Closure
PROJECT DESCRIPTION:	Project will connect from 2,450 LF east of Hellman Ave to Archibald Avenue. The total length of the proposed project is approximately 3,200 LF including a bridge over the Cucamonga Creek. Both road and bridge will serve 4 lanes of traffic including bicycle and pedestrian facilities.
PROJECT STATUS:	**In Construction:** Bridge was open to traffic in October. Contractor is working on the final details such streetlights, landscaping, and decorative features. Punchlist items will be created.



PROJECT SCHEDULE:	Construction activities began on September 5, 2023 with a construction duration of 260 working days.

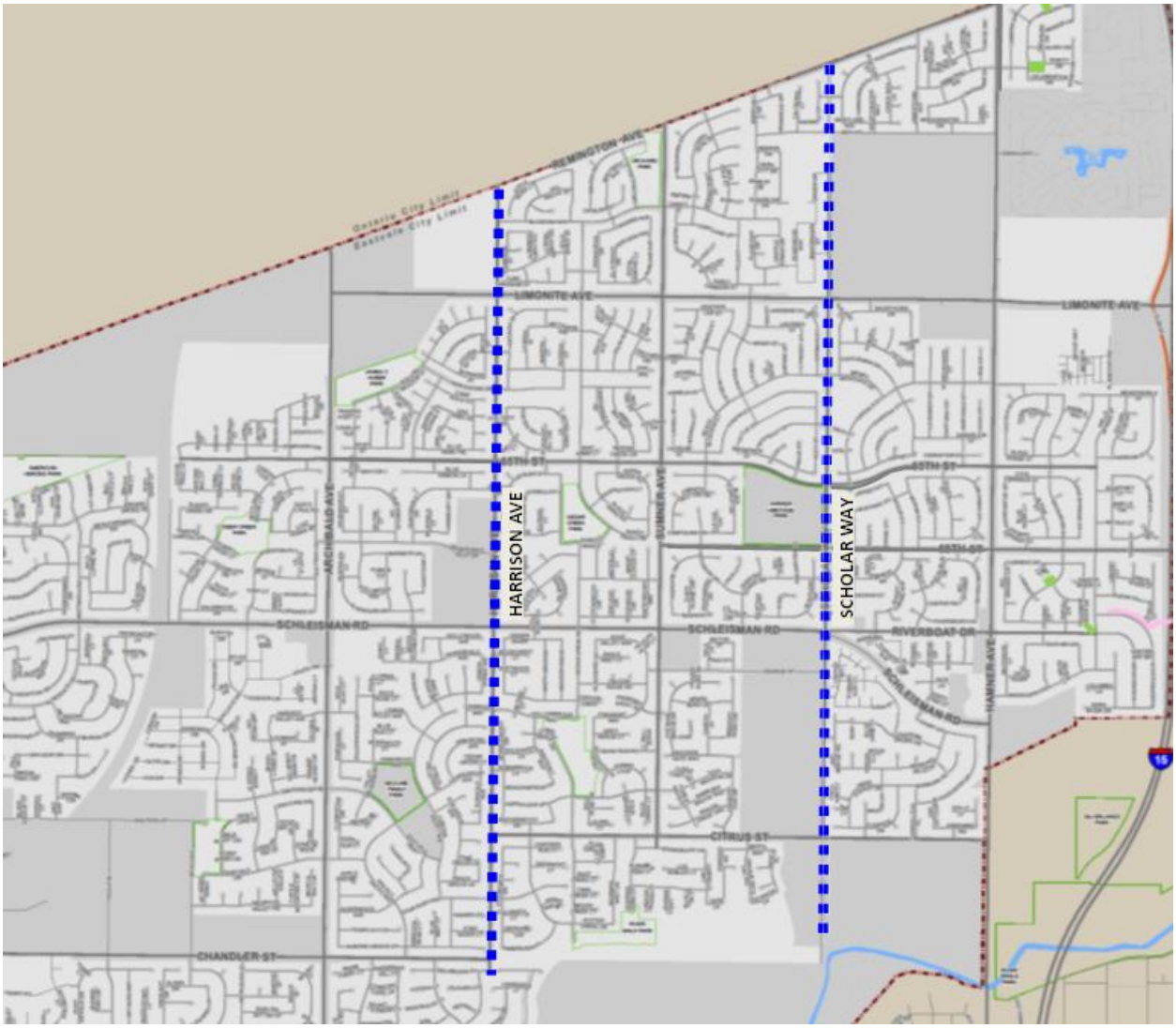
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Improvement of Bike Network Connectivity/ATP Trails
PROJECT DESCRIPTION:	Project will design and construct nearly 5 miles of trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River Trail on the south.
PROJECT STATUS:	**In Design – Engineering:** Design contract was awarded to Mark Thomas. Topographic Design Survey was completed, and non-infrastructure component of the project (phase 2) which includes public education and engagement has started.
PROJECT SCHEDULE:	75% PS&E (phase 3) will be tentatively delivered on January 1, 2025.

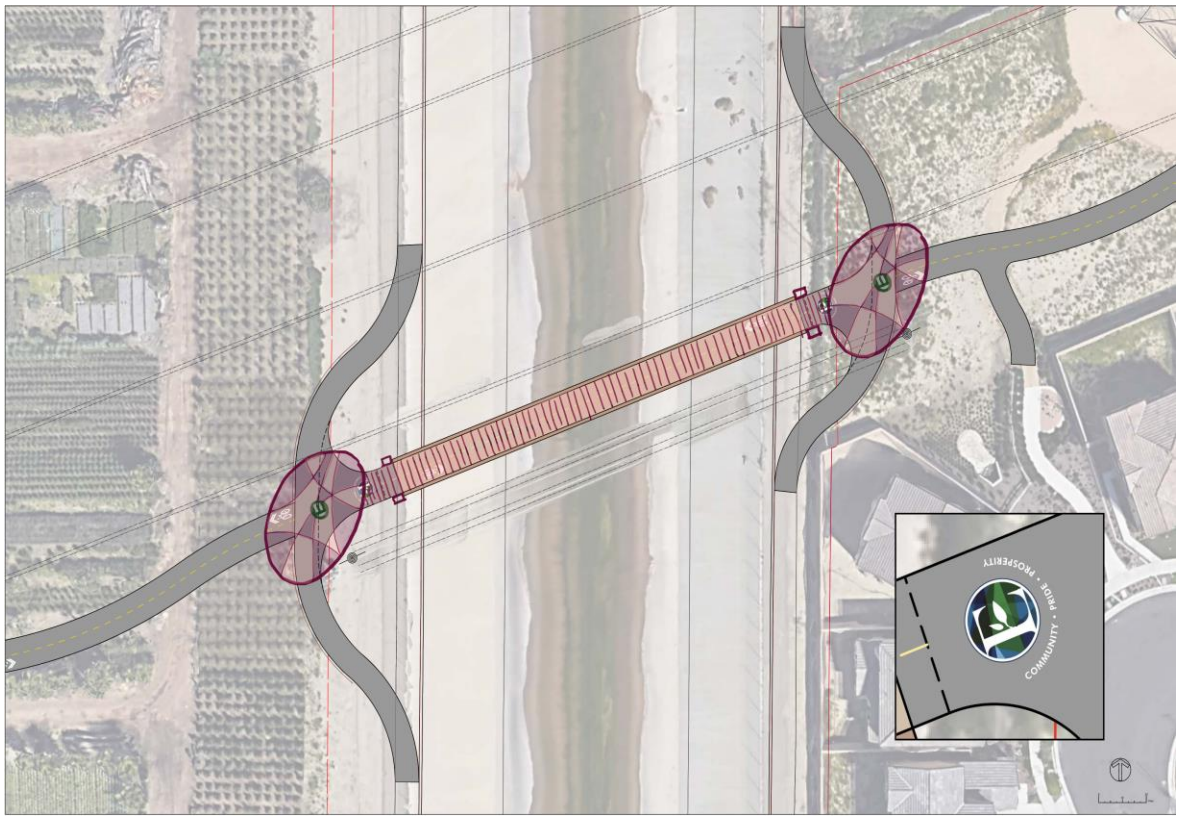
PROJECT MAP:



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, and a notice to proceed was issued.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by June 2025.

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.
PROJECT STATUS:	**In Construction:** construction bid was awarded to Hardy & Harper on November 13, 2024.
PROJECT SCHEDULE:	A preconstruction meeting was scheduled for December. The construction is tentatively to commence in January.

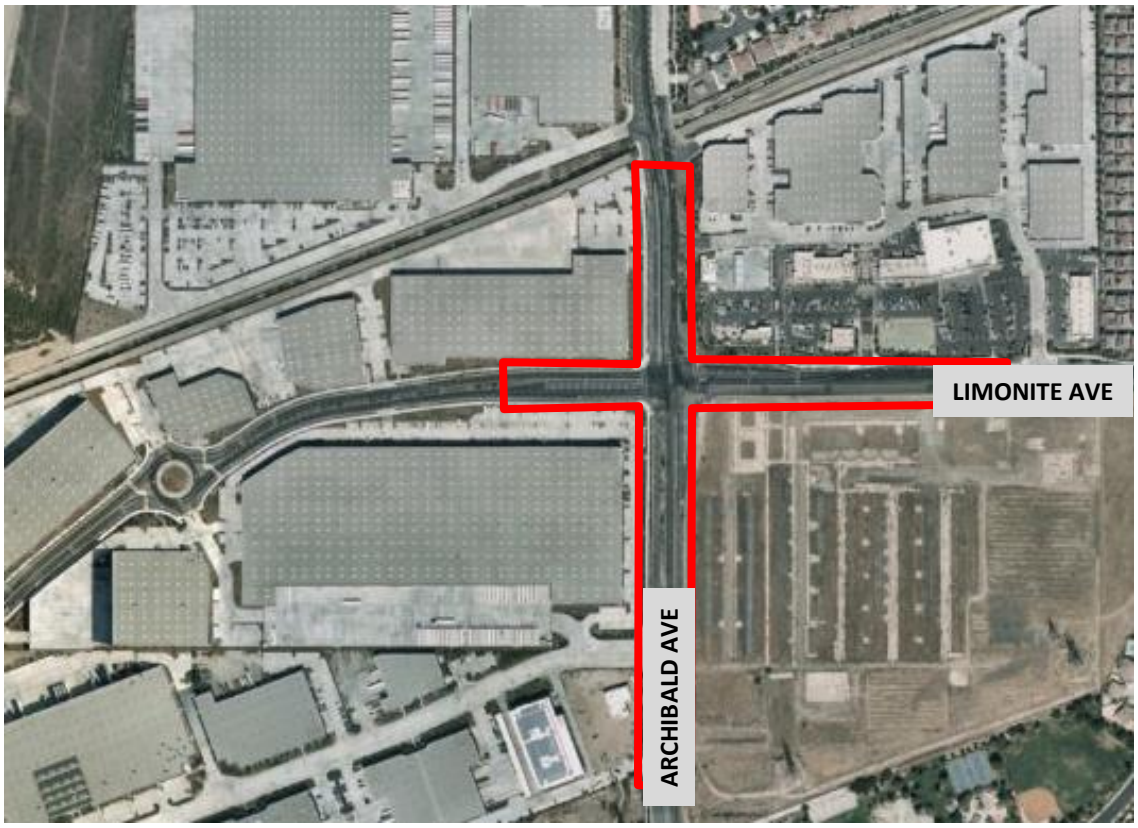
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Archibald Avenue/Limonite Avenue Widening Project
PROJECT DESCRIPTION:	Street widening and safety project for Archibald Avenue from the City of Ontario limits south of the SCE easement, including the intersection at Limonite Avenue and portions of Limonite Avenue east and west of the intersection. The project looks to improve safety and overall circulation in conjunction with the improvements associated with the Homestead and Merge developments, and Limonite Gap Project. Components of the project include, but are not limited to, coordinating with SCE to relocate SCE high-tension support structures.
PROJECT STATUS:	• Installation of new transmission poles is completed. • Existing poles were removed mid-July, allowing the Developers to start coordinating their construction schedules. • Permits have been pulled by Walmart to start the widening work on Archibald and Limonite.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Merge
PROJECT LOCATION:	Northeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements includes 26 gross acres.
PROJECT STATUS:	Onsite and offsite improvements complete All off-site improvements have been accepted.

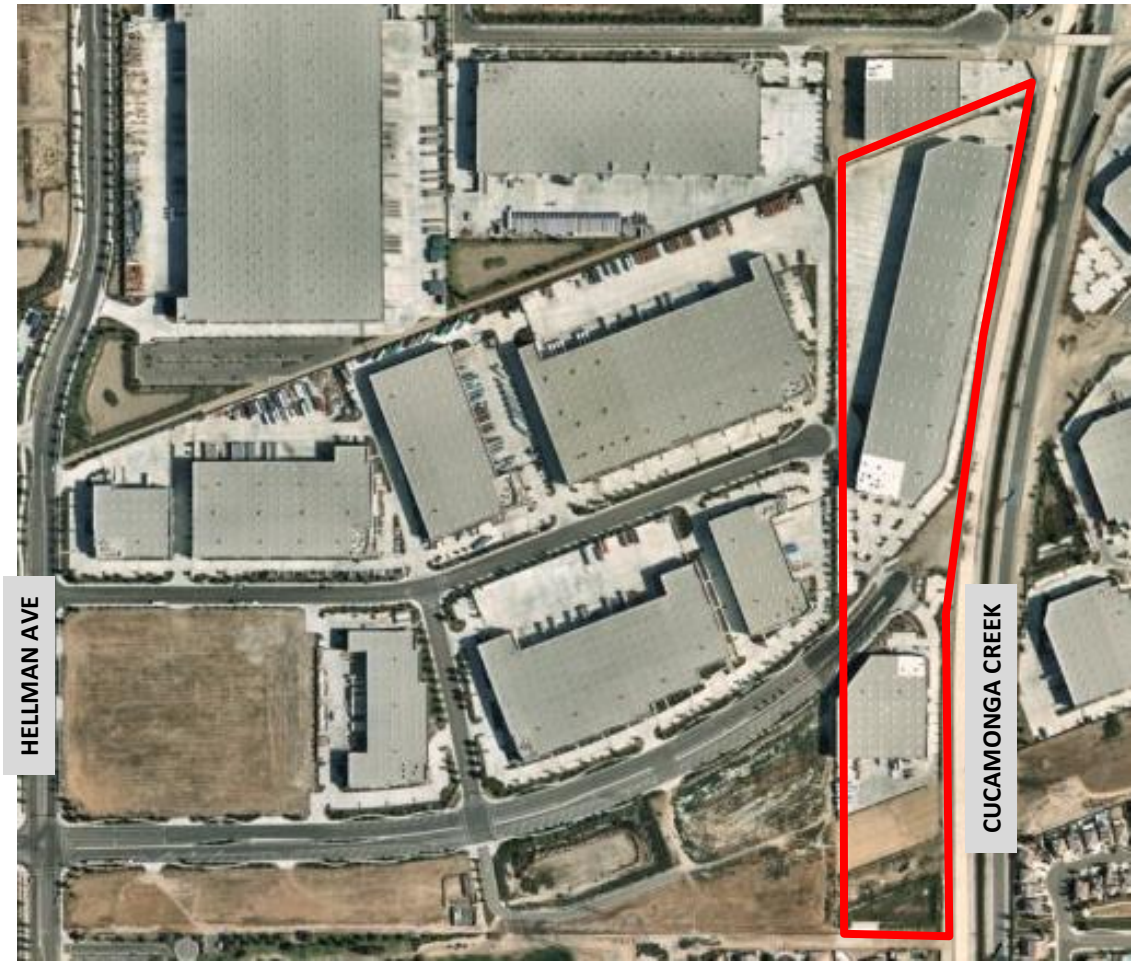
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch by Transwestern
PROJECT NUMBER:	PW19-11322
PROJECT LOCATION:	East end of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include 20 gross acres including 2 light industrial warehouses.
PROJECT STATUS:	Onsite and offsite improvements have been completed, the City and Developer are working together to close out the project.

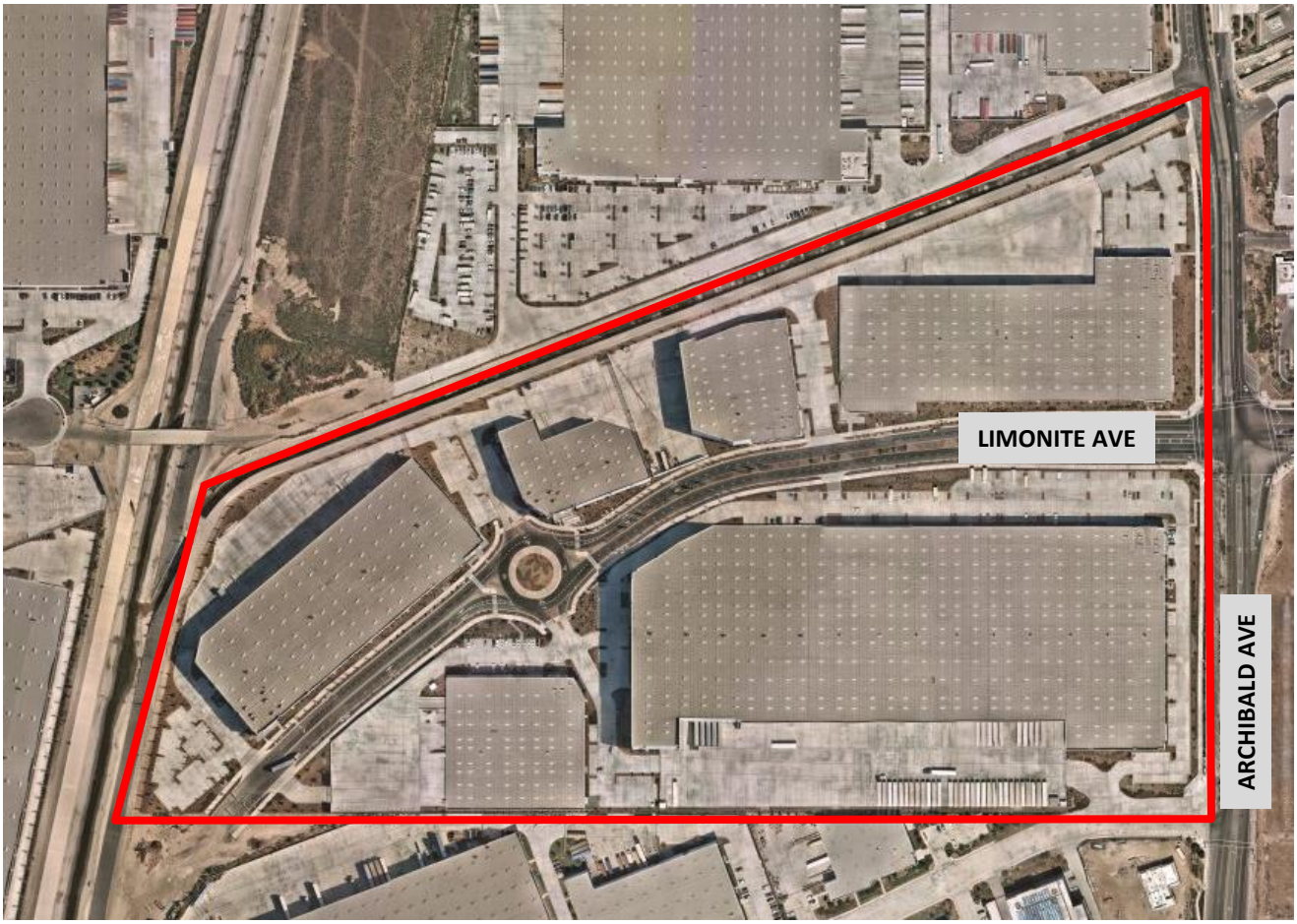
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Homestead
PROJECT NUMBER:	PW20-10052
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements include 55.86 gross acres consisting of six industrial buildings
PROJECT STATUS:	Onsite improvements complete Developer is also responsible for improvements along Archibald Avenue which are currently underway and in the final stages of approval.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Vantage Pointe Church
PROJECT NUMBER:	PW15-1174
PROJECT LOCATION:	Northeast corner of Archibald Avenue and Prado Basin Park Road
PROJECT DESCRIPTION:	Improvements include development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres.

PROJECT STATUS:

Street widening has been completed.

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 Chipotle has applied for entitlement.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch (Parcel 14)
PROJECT NUMBER:	PW20-10007
PROJECT LOCATION:	East of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include the development of 61,000 square foot industrial building.
PROJECT STATUS:	Developer has finalized the project.

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. Model homes are open and public improvements are on-going.

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 4	Improvement of Bike Network Connectivity	$ 6,471,000.00	$ 1,620,000.00		Grant request has been approved. The project is currently under design.
California Transportation Commission/California Department of Transportation	LPP: Local Partnership Program	Limonite Gap Closure Project	$ 9,475,000.00	$ -		Grant request has been approved. Allocation for construction funds was requested and approved.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Advanced Dilemma Zone Detection	$ 712,800.00	$ -		CON allocation was approved. The project is under construction.
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedistrian Bridge	$ 1,600,000.00	$ 400,000.00		
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	
Riverside County Transportation Commission	2023 Western Riverside County Regional Arterials	Limonite Gap Closure	$ 13,500,000.00	$ 13,500,000.00		

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.4
December 18, 2024

Finding of Conformity to Eastvale General Plan 2040 for City Acquisition of Lots 5 & J

Prepared By:

Gustavo N. Gonzalez, Community Development Director

Recommended Action(s)

Staff recommends that the Planning Commission adopt a resolution finding that the acquisition of the property generally located between Bootsma Boulevard and Premier Place and northwest of the intersection of Limonite Avenue and Hamner Avenue (Lots 5 and J within the Leal Master Plan Amendment No. 1; also Lots 65 & "S" of Tract Map 38594) for public purposes conforms with the Eastvale General Plan 2040.

Summary

The City of Eastvale entered into a Development Agreement with New Homes Southern California LLC ("Developer") wherein Developer will convey certain property located within the Leal Master Plan to the City in exchange for credits against parkland for the purpose of constructing a civic center (the "Civic Center Site"). The Planning Commission is required to make a determination pursuant to California Government Code Section 65402 that the acquisition of 6.61-acre Civic Center Site located within the Leal Master Plan conforms with the Eastvale General Plan 2040. Staff recommends that the Planning Commission find that the proposed acquisition of the Civic Center Site is consistent with the City's General Plan

Background

The City of Eastvale entered into a Development Agreement with New Homes Southern California LLC ("Developer") wherein Developer will convey certain property located within the Leal Master Plan to the City for the purpose of constructing a civic center (the "Civic Center Site"). The Civic Center Site consists of two parcels of land totaling 6.61 acres, inclusive of APN # 164-060-043 and

164-030-013. The two parcels have been rough graded and blue topped, with all utilities stubbed to the property line. The Developer must provide complete streets as a condition of conveyance.

The Developer will convey the Civic Center Site in exchange for credits against parkland dedication fees within 10 days after the effectiveness of the First Amendment to the Development Agreement. On December 11, 2024, the City Council approved the second reading of the ordinance approving the First Amendment to the Development Agreement, with the ordinance becomes effective 30 days thereafter. The expected conveyance date is on or before January 20, 2025.

California Government Code Section 65402 requires that prior to the acquisition of real property for street, square, park or other public purposes, the Planning Commission must report as to conformity with the City's adopted General Plan. Staff requests a determination by the Planning Commission of General Plan consistency for the proposed acquisition of the Civic Center Site.

The Planning Commission is required to render its report as to conformity with the General Plan within forty (40) days after consideration. Staff recommends that the Planning Commission find that the proposed acquisition of the Civic Center Site is consistent with the City's General Plan by adopting the attached Resolution. The Planning Commission's Resolution will be forwarded to the City Council for its consideration prior to conveyance.

Analysis

The Civic Center Site consists of 6.61 acres of land generally located between Bootsma Boulevard and Premier Place, northwest of the intersection of Limonite Avenue and Hamner Avenue. The Civic Center Site includes Planning Area 5 and Planning Area J within the Leal Master Plan Amendment #1. The Civic Center Site is surrounded by proposed multi-family uses on Planning Area 2 and Planning Area 4, and single-family residential uses on Planning Area 6 and Planning Area 8. Commercial uses adjoin the Civic Center Site on Planning Area 3 and a proposed park on adjoining Planning Area L.

The Civic Center Site is designated for Downtown (Lot 5) and Parks/Open Space (Lot J). Civic center uses are permitted within these land use designations. The Leal Master Plan Amendment #1 was determined to be consistent with the goals, policies, and general land uses described in the City's General Plan. The conveyance and acceptance of Lots 5 and J will encourage a mix of uses, including retail, experiential uses, office, civic, residential, and recreation/entertainment, that help create a Downtown Village. The Civic Center will improve the delivery of public services and create a focal point for the community.

The Planning Commission is required to render its report as to conformity with the General Plan within forty (40) days after the matter is submitted to it. Staff recommends that the Planning Commission find the proposed acquisition of the Property is consistent with the City's General Plan.

Environmental

In 2017, the City Council certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the Leal Master Plan. On May 11, 2022, the City Council approved the Leal Master Plan Amendment #1 which was accompanied by an Addendum to the Leal Master Plan EIR addressing the changes to the original Master Plan. The environmental analysis presented in the Addendum to the Leal Master Plan EIR determined that to avoid new or more severe significant

impacts, the maximum development intensity on the Leal Property is 2,500 residential units and 595,000 square feet of general commercial, office, and civic center uses. The Civic Center Uses were encompassed within the non-residential development evaluation, therefore, no further environmental review is required under the California Environmental Quality Act (CEQA).

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

Develop and Construct Civic Center.

Fiscal Impact

Upon conveyance, the City will receive a land asset valued at $7,204,000 (2022 appraisal value). In accordance with the Development Agreement, the City will grant 6.61 acres of parkland dedication fee credits valued at $3,303,000 for a net benefit to the City of $3,901,000. The City intends to construct a civic center on the Civic Center Site. The Civic Center will have significant capital and operating costs that will be the subject of subsequent City budgetary approvals.

Prior City Council/Commission Action

On December 13, 2017, the City Council approved the Leal Master Plan and associated Environmental Impact Report.

On May 11, 2022, the City Council approved an amendment to the Leal Master Plan and entered into a Development Agreement with The New Home Company to facilitate the development of the Leal Master Plan, including the opportunity to negotiate an op on for the City to acquire and develop the 16-acre civic center and commercial core area.

On October 16, 2024, the Planning Commission found the First Amendment to Development Agreement No. 003 by and between the City of Eastvale and The New Home Company consistent with the Eastvale General Plan 2040 and the Leal Master Plan, and recommended City Council approval of the First Amendment to Development Agreement No. 003.

On November 13, 2024, the City Council introduced the ordinance to approve the First Amendment to Development Agreement No. 003 and found the amendment consistent with the Eastvale General Plan 2040 and the Leal Master Plan.

On December 11, 2024, the City Council adopted the ordinance to approve the First Amendment to Development Agreement No. 003.

Attachment(s)

Attachment 1 - Draft Resolution
Attachment 2 - Tract Map No. 38594
Attachment 3 - LMP Land Use Plan

RESOLUTION NO. 24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE DETERMINING THAT THE ACQUISITION OF THE PROPERTY KNOWN AS LOTS 5 AND J WITHIN THE LEAL MASTER PLAN (LOTS 65 & "S" OF TRACT MAP 38594) GENERALLY LOCATED BETWEEN BOOTSMA BOULEVARD AND PREMIER PLACE, NORTHWEST OF THE INTERSECTION OF LIMONITE AVENUE AND HAMNER AVENUE FOR PUBLIC PURPOSES CONFORMS WITH THE EASTVALE GENERAL PLAN.

The Planning Commission of the City of Eastvale does hereby resolve as follows:

I. The Planning Commission finds and determines as follows:

A. That the City of Eastvale proposes to acquire 6.61 acres of vacant and improved land (Lots 5 and J within the Leal Master Plan Amendment No. 1; also Lots 65 & "S" of Tract Map 38594) for the purpose of constructing a civic center within the Leal Master Plan Amendment No. 1.

B. That California Government Code Section 65402(a) provides that a city shall not acquire or dispose of any real property or authorize a public building within the corporate limits of a city until the location, purpose, and extent of the project has been reported by the local planning agency as to the conformity with the applicable, adopted general plan.

C. That the proposed acquisition of the subject property is consistent with the Leal Master Plan Amendment No. 1, which has been found to be in conformance with the City's General Plan.

D. That the proposed acquisition of the subject property would encourage a mix of uses, including retail, experiential uses, office, civic, residential, and recreation/entertainment that help create a Downtown Village. Furthermore, the Civic Center will improve the delivery of public services and create a focal point for the community.

E. That the development of a civic center was a contemplated use under the Leal Master Plan Amendment No. 1 and the Addendum to the Leal Master Plan EIR and no additional environmental documentation is required at this time.

II. The Planning Commission hereby determines that that the location and purpose for the proposed acquisition of approximately 6.61 acres of improved land (APN 164-060-043 and 164-030-013) by the City of Eastvale is in conformance with the Eastvale General Plan and the Leal Master Plan Amendment No. 1.

PASSED, APPROVED AND ADOPTED this 18th day of December 2024.

_____
Michael Rochelle
Chairperson

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
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. 24-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of December 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

2024-0076720
Original

494/87

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

RECORDER'S STATEMENT

FILED THIS 15 DAY OF March, 2024,
AT 9:68A M. IN BOOK 494 OF MAPS,
AT PAGES 87 - 115, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF EASTVALE.
NO. 2024-0076720
FEE $165.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: Gutierrez, DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "D" (SCHOLAR WAY), AND LOT "H" (LIMONITE AVENUE), LOT "I" (HAMNER AVENUE), LOT "J" (PREMIER PLACE), LOT "K" (EASTWALK PARKWAY), LOTS "L" AND "M" (BOOTSMA BOULEVARD). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC ACCESS PURPOSES, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES, OVER "PRIVATE STREETS", AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS WITHIN LOTS "A", "B", "E", "F", "S", 13, 20, 21, 28, 29, 34, 37, 42, 55, 60 THROUGH 65, INCLUSIVE, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT LYING WITHIN LOT "A" AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A", "B", "C", "E", "F", "G", "O", "P", "Q", AND "S" AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC PARK PURPOSES IN FAVOR OF THE CITY OF EASTVALE.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE STREET" FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT "N" IN FEE INDICATED AS (OPEN SPACE/PRIVATE PARK) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT "R" IN FEE INDICATED AS (PRIVATE STREET) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS "B", "C", "E", "F", "G", "O", "P", "Q", AND "S" IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAINED LOT "A", IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK/DETENTION BASIN) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

ARROYO CAP III-2, LLC, a Delaware limited liability company

BY: ARROYO Capital III, L.L.C., a Delaware limited liability company
its sole member

Jeffrey B. Brouelette
JEFFREY B. BROUELETTE
EXECUTIVE VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 12, 1911 AS BOOK 329, PAGE 245 OF DEEDS, RECORDED MAY 12, 1911 AS BOOK 329, PAGE 249 OF DEEDS, RECORDED APRIL 9, 1953 AS INST. No. 17029, IN BOOK 1459, PAGE 442 OF OFFICIAL RECORDS, RECORDED JULY 25, 1968 AS INST. No. 71591, OF OFFICIAL RECORDS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PIPELINES, UTILITIES, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT, RECORDED OCTOBER 1, 2003 AS INST. No. 2003-770719, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF THE BWL TRUST AND THE JCL TRUST, RECORDED AUGUST 29, 2022 AS INST. No. 2022-0374720, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARROYO CAP III-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN AUGUST & SEPTEMBER 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: February 19, 2024

LICENSED LAND SURVEYOR · ROBERT N. BEUSCHLEIN · No. 7874 · STATE OF CALIFORNIA

Robert N Beuschlein
ROBERT N. BEUSCHLEIN, L.S. 7874

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED IN THE TENTATIVE MAP OF TRACT NO. 38594 AS FILED, AMENDED AND APPROVED BY THE CITY OF EASTVALE ON OCTOBER 18, 2023 THE EXPIRATION DATE BEING OCTOBER 18, 2026.

DATE: 2/26, 2024

REGISTERED PROFESSIONAL ENGINEER · JIMMY M. CHUNG · RCE 81346 · CIVIL · STATE OF CALIFORNIA

BY:
JIMMY M. CHUNG, CITY ENGINEER
RCE 81346, EXP 09/30/2025
CITY OF EASTVALE

CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 02/22, 2024

PROFESSIONAL LAND SURVEYOR · GARY D. NEAL · No. 4619 · STATE OF CALIFORNIA

BY:
GARY D. NEAL, CITY SURVEYOR
LS 4619, EXP. 09/30/2024

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 1,319,600.00

DATE: March 13, 2024

MATTHEW JENNINGS, COUNTY TAX COLLECTOR,
BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ 1,319,600.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: March 13, 2024

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY: _____, DEPUTY

CITY COUNCIL STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF EASTVALE AT A REGULAR MEETING THEREOF, HELD ON THE 14th DAY OF FEBRUARY, 2024, AND THAT THEREUPON SAID COUNCIL DID, BY ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

WE HEREBY ACCEPT THE OFFER OF DEDICATION OF LOTS "D" (SCHOLAR WAY), "H" (LIMONITE AVENUE), "I" (HAMNER AVENUE), "J" (PREMIER PLACE), "K" (EASTWALK PARKWAY), "L" (BOOTSMA BOULEVARD) AND "M" (BOOTSMA BOULEVARD) FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL OVER THE "PRIVATE STREETS" IS HEREBY ACCEPTED.

WE HEREBY ACCEPT THE OFFER OF DEDICATION FOR THE FOLLOWING:

1. PUBLIC ACCESS, AS SHOWN HEREON.
2. MAINTENANCE OF DRAINAGE FACILITIES, SHOWN AS DRAINAGE EASEMENTS HEREON.
3. PUBLIC PARKS, AS SHOWN HEREON.

WE HEREBY DO NOT ACCEPT THE OFFER OF DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, SHOWN AS STORM DRAIN EASEMENTS HEREON.

MARC DONOHUE, M.M.C.
CITY CLERK OF THE CITY OF EASTVALE
DONOHUE

DATE: 2/26/24

2024-0076720
Original

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88

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Orange)

ON February 20,2024 BEFORE ME, Jazmin Ramirez Notary public
(insert name and title of the officer)

PERSONALLY APPEARED Jeffrey B. Brouelette, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Jaz B
PRINT NAME: Jazmin Ramirez
MY COMMISSION EXPIRES ON 11-18-26
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.
MY COMMISSION NUMBER IS 242 7066

2024-0076720
Original

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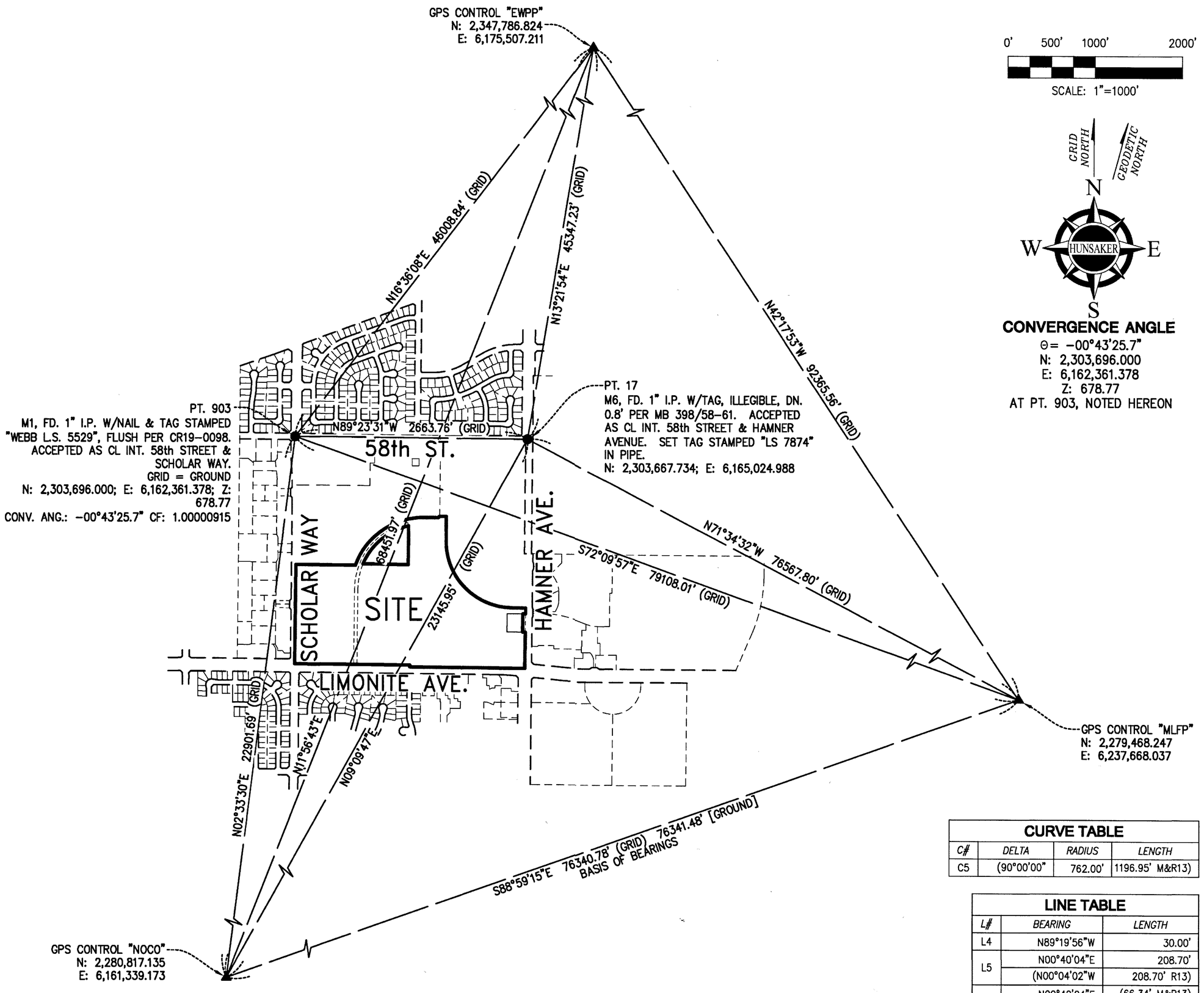
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022–001, RECORDED AUGUST 24, 2022 AS INST. No. 2022–0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



VICINITY MAP AND GPS TIES

0' 500' 1000' 2000'

SCALE: 1"=1000'

CONVERGENCE ANGLE
Θ= –00°43'25.7"
N: 2,303,696.000
E: 6,162,361.378
Z: 678.77
AT PT. 903, NOTED HEREON

LEGEND:

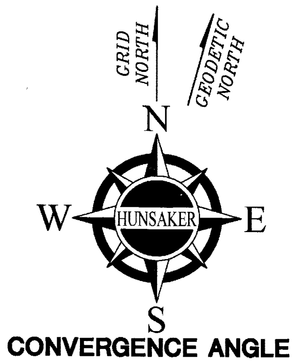
●	INDICATES FOUND MONUMENT AS NOTED.
▲	INDICATES GPS CONTROL STATION AS NOTED.
SFN	INDICATES, SEARCHED FOUND NOTHING, SET NOTHING.
———	BOUNDARY LINE
– – – –	RIGHT OF WAY LINE
——·——	CENTERLINE
- - - - - -	EASEMENT LINE
– – – – – –	ADJACENT LOT LINE
(M&R#)	INDICATES MEASURED & RECORD AS NOTED.
(R1)	INDICATES RECORD DATA PER TRACT No. 28933–1, M.B. 300/47–52.
(R2)	INDICATES RECORD DATA PER TRACT No. 28910–3, M.B. 324/57–59.
(R3)	INDICATES RECORD DATA PER TRACT No. 28910, M.B. 324/60–62.
(R4)	INDICATES RECORD DATA PER PARCEL MAP No. 30810, P.M.B. 205/1–4.
(R5)	INDICATES RECORD DATA PER TRACT No. 28933, M.B. 350/27–29.
(R6)	INDICATES RECORD DATA PER TRACT No. 28943, M.B. 426/17–21.
(R7)	INDICATES RECORD DATA PER PARCEL MAP No. 36400, P.M.B. 234/75–79.
(R8)	INDICATES RECORD DATA PER TRACT No. 32821–1, M.B. 440/46–49.
(R9)	INDICATES RECORD DATA PER TRACT No. 32821, M.B. 449/87–89.
(R10)	INDICATES RECORD DATA PER TRACT No. 30466–1, M.B. 398/58–61.
(R11)	INDICATES RECORD DATA PER TRACT No. 29334–1, M.B. 375/82–86.
(R12)	INDICATES RECORD DATA PER TRACT No. 31252–1, M.B. 434/42–49.
(R13)	INDICATES DATA PER LLA No. 2022–001, REC. 08/24/2022 AS INST. No. 2022–0370918, O.R.
(R14)	INDICATES DATA PER GRANT OF EASEMENT, REC. 08/29/2022 AS INST. No. 2022–0374720, O.R.
(#)	INDICATES EXISTING EASEMENT PLOTTED (SEE EASEMENT NOTES ON SHEET 5 FOR DESCRIPTION)
[#]	INDICATES EASEMENT IS "BLANKET IN NATURE" (SEE EASEMENT NOTES ON SHEET 5 FOR DESCRIPTION)
⟨#⟩	INDICATES DEDICATED OR RETAINED EASEMENT OFFERED PER THIS MAP.

CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C5	(90°00'00"	762.00'	1196.95' M&R13)

LINE TABLE

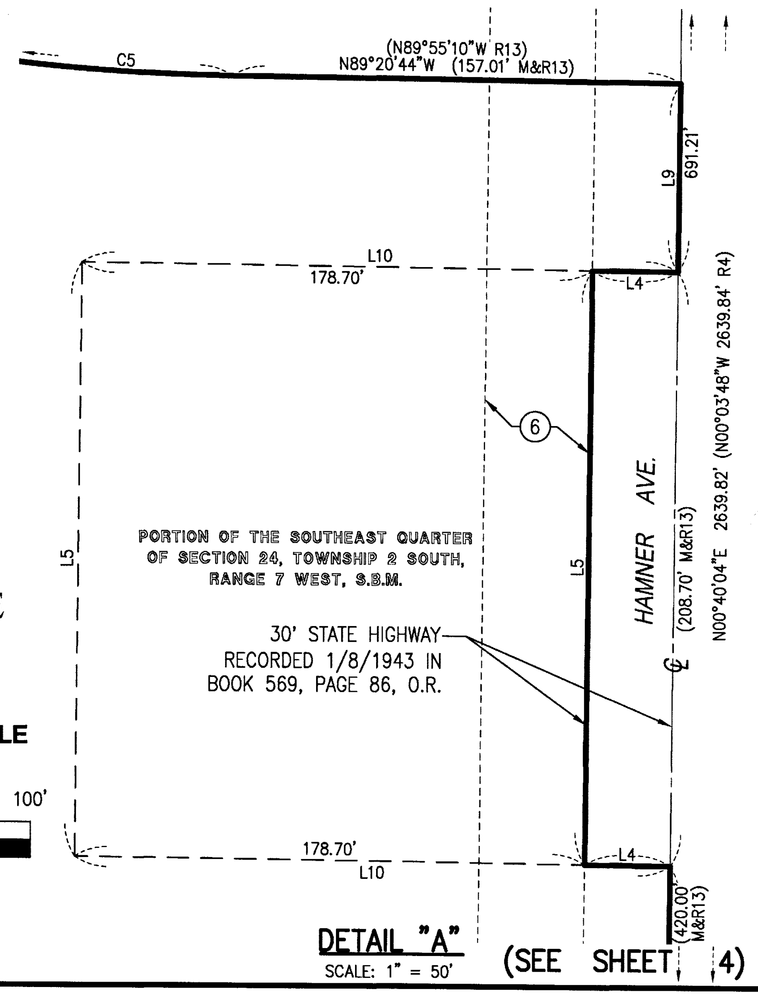
L#	BEARING	LENGTH
L4	N89°19'56"W	30.00'
L5	N00°40'04"E	208.70'
	(N00°04'02"W	208.70' R13)
L9	N00°40'04"E	(66.34' M&R13)
	(N00°04'02"W R13)	
L10	N89°19'56"W	208.70'
	(N89°55'58"E	208.70' R13)



CONVERGENCE ANGLE
Θ= –00°43'25.7"

0' 25' 50' 100'

SCALE: 1"=50'



DETAIL "A"
SCALE: 1" = 50'

(SEE SHEET 4)

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 6 THROUGH 15, AND 17 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "NOCO", "MLFP" AND "EWPP" NAD83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS AND DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99999089. CALCULATIONS ARE MADE AT THE CL INTERSECTION OF 58th STREET & SCHOLAR WAY "PT 903" WITH COORDINATES OF:
N: 2303696.000, E: 6162361.378, USING AN ELEVATION OF 678.77.

2024-0076720
Original

494
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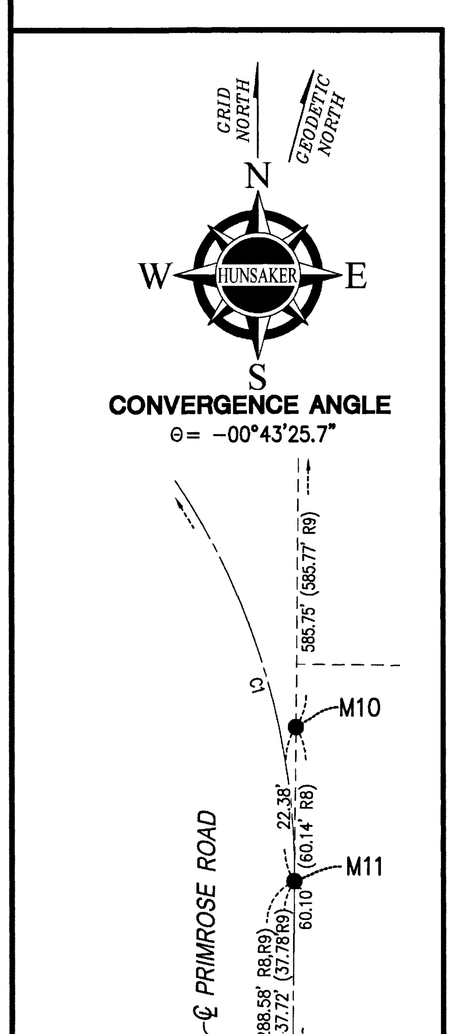
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



LINE TABLE		
L#	BEARING	LENGTH
L1	N89°22'26"W	24.00'
	(N89°54'26"E	24.00' R9)
L2	N00°39'23"E	72.00'
	(N00°04'57"W	72.00' R9)
L3	N89°22'29"W	20.00'
L5	N00°40'04"E	208.70'
	(N00°04'02"W	208.70' R13)
L6	N00°34'54"E	17.44'
	(N00°05'19"W	17.40'R4,R7)
L7	N84°19'00"W	66.42'
	(N85°03'13"W	65.98' R7)

LINE TABLE		
L#	BEARING	LENGTH
L8	N00°39'43"E	20.00'
L10	N89°19'56"W	208.70'
	(N89°55'58"E	208.70' R13)
L11	N00°39'16"E	(448.94' M&R13)
	(N00°04'50"W R13)	
L12	N89°20'44"W	(154.17'M&R13)
	(N89°55'10"W R13)	
L13	N00°39'16"E	(282.86' M&R13)
	(N00°04'50"E R13)	
L14	N84°19'00"W	423.94'
	(N85°03'13"W	425.17' R4)

CURVE TABLE			
C#	DELTA	RADIUS	LENGTH
C1	(05°07'35"	3000.00'	268.42' M&R9)
C2	(05°02'27"	3000.00'	263.94' M&R7)
C3	(69°46'53"	838.00'	1020.61' M&R13)
C4	53°24'39"	762.00'	710.33'
	(53°24'40"	762.00'	710.34' R13)
C5	(90°00'00"	762.00'	1196.95' M&R13)
C6	70°42'52"	838.00'	1034.26'
C7	00°55'59"	838.00'	13.65'

MONUMENT NOTES:

M1 PT. 903 FD. 1" I.P. W/NAIL & TAG STAMPED "WEBB LS 5529", FLUSH PER CR19-0098. ACCEPTED AS CL INT. 58th STREET & SCHOLAR WAY.
GRID = GROUND N: 2,303,696.000; E: 6,162,361.378; Z: 678.77
CONV. ANG.: -00°43'25.7" CF: 1.00000915

M2 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19-0098. ACCEPTED AS CENTER SECTION 24.

M3 FD. 1" I.P., NO TAG, DN. 0.1' PER RIV. CO. TB 142/28. ACCEPTED AS CL INT. 58th STREET & WESTCHESTER WAY. SET TAG STAMPED "LS 7874" IN PIPE.

M4 FD. 1" I.P. W/PLASTIC PLUG, ILLEGIBLE, DN. 0.2' PER RIV. CO. TB 142/31. ACCEPTED AS CL INT. 58th STREET & JAMESTOWN STREET. SET TAG STAMPED "LS 7874" IN PIPE.

M5 FD. 1" I.P. W/TAG STAMPED "RCE 16454", FLUSH PER RIV. CO. TB 119/80. ACCEPTED AS CL INT. 58th STREET & JUMPING FROG WAY.

M6 PT. 17 FD. 1" I.P. W/TAG ILLEGIBLE, DN. 0.8' PER M.B. 398/58-61. ACCEPTED AS CL INT. 58th STREET & HAMNER AVENUE. SET TAG STAMPED "LS 7874" IN PIPE.
N: 2,303,667.734; E: 6,165,024.988

M7 FD. 1" I.P. W/PLASTIC PLUG, ILLEGIBLE, FLUSH PER RIV. CO. TB 145/78. ACCEPTED AS CL INT. HAMNER AVENUE & AMBERHILL AVENUE. SET TAG STAMPED "LS 7874" IN PIPE.

M8 FD. 1" I.P. W/TAG STAMPED "LS 5529", DN. 0.1' PER CR19-0097. ACCEPTED AS CL E.C. SCHOLAR WAY.

M9 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19-0096. MONUMENT LIES N70°41'49"E 0.12' FROM P.R.C.

M10 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19-0095 & M.B. 440/46-49. ACCEPTED AS CL INT. SCHOLAR WAY & TRACT BNDY.

M11 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19-0095.

M12 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19-0094. ACCEPTED AS CL INT. SCHOLAR WAY & PRIMROSE ROAD.

M13 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19-0093. ACCEPTED AS CL INT. SCHOLAR WAY & TURNBERRY PLACE.

M14 FD. 1" I.P. W/TAG, ILLEGIBLE, FLUSH (EASTERLY MONUMENT) PER CR19-0436. ACCEPTED AS BEING THE CL INT. LIMONITE AVENUE & MULAN STREET, (NORTH) PER M.B. 434/42-49. SET TAG STAMPED "LS 7874" IN PIPE.

M15 SEARCHED, FD. NOTHING. EST. BY INTERSECTION FROM NORTH AND EAST MONUMENTS. SET 1" I.P. W/TAG STAMPED "LS 7874", FLUSH IN AC PVMT.

M16 FD. 1" I.P. W/TAG STAMPED "LS 5529", FLUSH PER M.B. 382/75-78.

M17 FD. 1" I.P. W/TAG STAMPED "WEBB LS 5529", FLUSH PER M.B. 426/17-21. ACCEPTED AS CL INT. LIMONITE AVENUE & ANJOU STREET.

M18 FD. COPPERWELD STAMPED "RIV. CO. TRANSPORTATION", FLUSH PER P.M.B. 234/75-79.

M19 FD. COPPERWELD STAMPED "RIV. CO. TRANSPORTATION", FLUSH PER CR19-0434 & P.M.B. 234/75-79.

M20 FD. 1" I.P. W/PLASTIC PLUG STAMPED "LS 5529", FLUSH PER P.M.B. 205/1-4. ACCEPTED AS CONSTRUCTION CL B.C. LIMONITE AVENUE.

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 6 THROUGH 15, AND 17 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

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Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

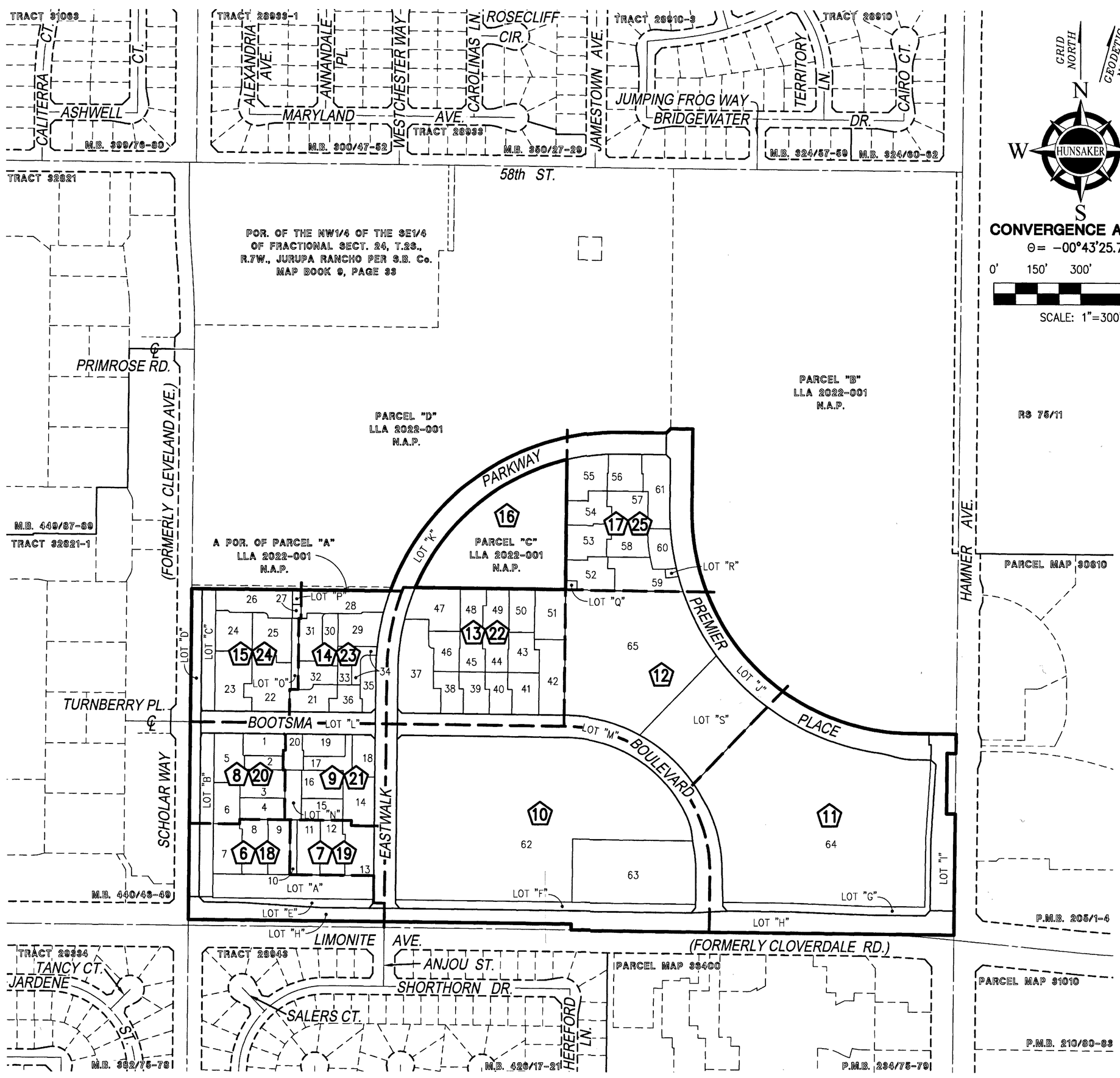
SHEET 5 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



SHEET INDEX MAP

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
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SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

SURVEYOR'S NOTES:

▲ INDICATES GPS CONTROL STATION AS NOTED.

● INDICATES FOUND MONUMENT AS NOTED.

SFN INDICATES SEARCH, FOUND NOTHING, SET NOTHING.

M# INDICATES MONUMENT NUMBER. (SEE MONUMENT NOTES ON SHEET 4)

○ INDICATES SET 1" I.P. W/TAG STAMPED "LS 7874", FLUSH

SET 1" I.P. W/TAG STAMPED "LS 7874", FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES AND ANGLE POINTS IN SUBDIVISION BOUNDARY.

SET LEAD & TAG STAMPED "LS 7874", IN TOP OF CURB ON SIDE LOT LINE PROJECTED.

SET LEAD & TAG STAMPED "LS 7874", IN TOP OF CURB FOR B.C.'s, E.C.'s, P.C.C.'s, P.R.C.'s AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

ALL MONUMENTS ARE SET AND TAGGED PER RIVERSIDE COUNTY ORDINANCE 461.21

ANY FOUND BOUNDARY CONTROL MONUMENTS DESTROYED DURING CONSTRUCTION OF THIS MAP WILL BE RESET AND TAGGED LS 7874.

TRACT CL TIE SHEETS WILL BE PRESENTED TO THE CITY FOR INSPECTION AND APPROVAL AFTER THE STREETS HAVE BEEN CONSTRUCTED AND WITHIN 90 DAYS AFTER THE STREET IMPROVEMENTS HAVE BEEN APPROVED BY THE CITY.

GROSS AREA: 69.85 ACRES

DRAINAGE EASEMENT – NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

[redacted]

INDICATES SHEET NUMBER

NUMBERED LOTS = 65
LETTERED LOTS = A THROUGH S

EASEMENT NOTES:

(#) PLOTTED EXISTING EASEMENT AS NOTED.

[#] PLOTTED EASEMENT THAT IS BLANKET IN NATURE AS NOTED.

⟨#⟩ PLOTTED EASEMENTS DEDICATED OR RETAINED OFFERED PER THIS MAP AS NOTED.

[1] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 12, 1911 IN BOOK 329, PAGE 245, OF DEEDS.

SURVEYOR'S NOTE: BLANKET IN NATURE TO THE E 1/2 OF THE SE 1/4 OF SECTION 24.

[2] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 12, 1911 IN BOOK 329, PAGE 249, OF DEEDS.

SURVEYOR'S NOTE: BLANKET IN NATURE TO THE W 1/2 OF THE SE 1/4 OF SECTION 24.

(3) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 9, 1953 AS INST. No. 17029, IN BOOK 1459, PAGE 442, OF OFFICIAL RECORDS.

(4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 25, 1968 AS INST. No. 71591, OF OFFICIAL RECORDS.

(5) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED DECEMBER 21, 1998 AS INST. No. 552204, OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED JANUARY 15, 2002 AS INST. No. 2002-025215, OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF EASTVALE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED JANUARY 15, 2002 AS INST. No. 2002-025216 OF OFFICIAL RECORDS.

(8) AN EASEMENT FOR PIPELINES, UTILITIES AND ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT RECORDED OCTOBER 1, 2003 AS INST. No. 2003-770719, OF OFFICIAL RECORDS.

(9) AN EASEMENTS FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED JULY 20, 2007 AS INST. No. 2007-0474701, OF OFFICIAL RECORDS.

(10) AN EASEMENTS FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE, RECORDED OCTOBER 10, 2013 AS INST. No. 2013-0488886, OF OFFICIAL RECORDS.

(11) AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF THE BWL TRUST AND THE JCL TRUST, RECORDED AUGUST 29, 2022 AS INST. No. 2022-0374720, OF OFFICIAL RECORDS.

(12) AN EASEMENT FOR PUBLIC PARK PURPOSES IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

(13) AN EASEMENT FOR PUBLIC ACCESS PURPOSES IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

(14) AN EASEMENT OVER THE PRIVATE STREETS FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES, RETAINED HEREON.

(15) AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

(16) AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

(17) AN EASEMENT FOR PUBLIC STORM DRAIN PURPOSES IN FAVOR OF THE PUBLIC AS DEDICATED AND SHOWN HEREON.

(18) AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES, IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 29 SHEETS

TRACT NO. 38594

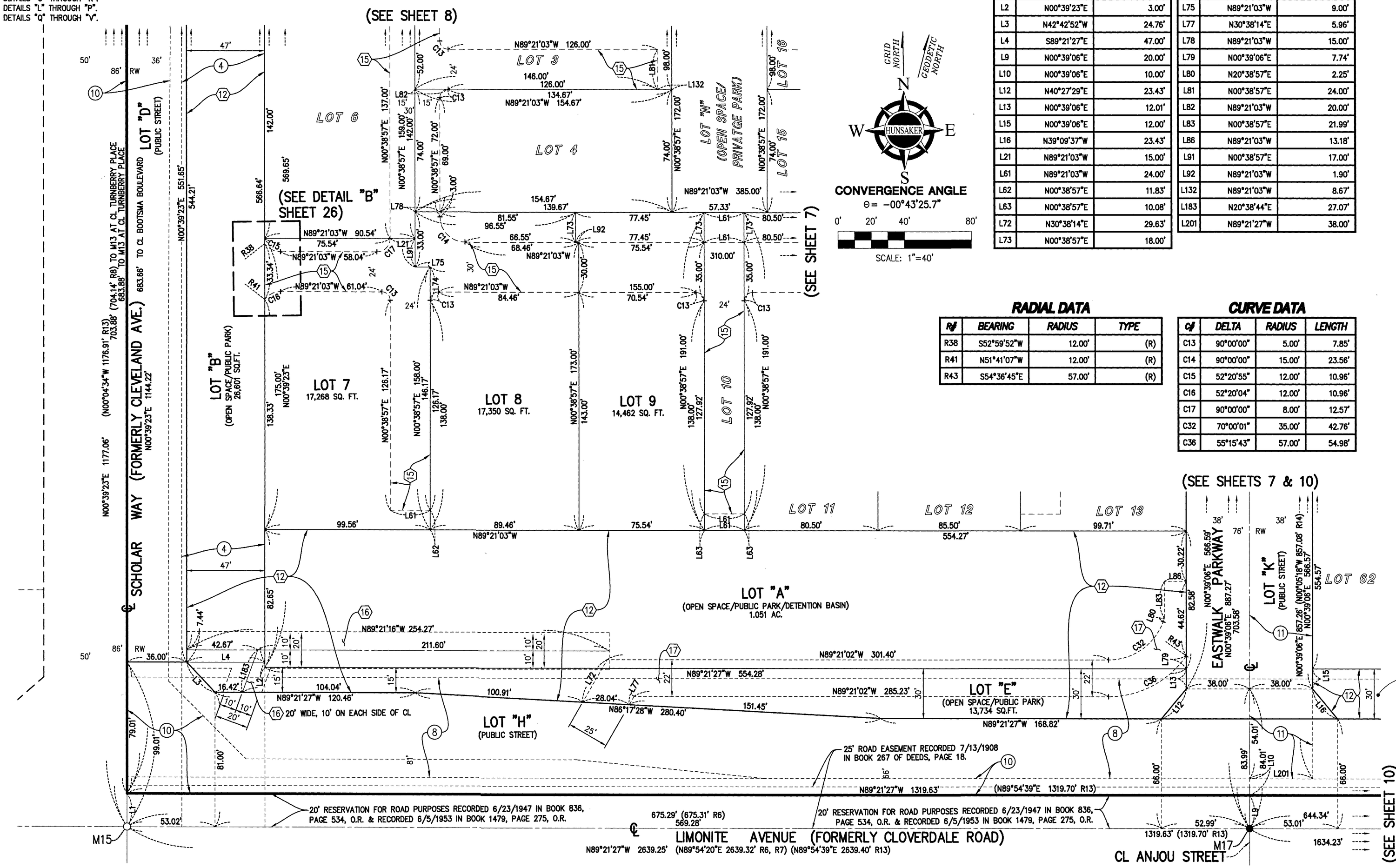
BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022–001, RECORDED AUGUST 24, 2022 AS INST. No. 2022–0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
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SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".



LINE DATA

L#	BEARING	LENGTH
L1	N00°39'23"E	(20.00' M&R13)
L2	N00°39'23"E	3.00'
L3	N42°42'52"W	24.76'
L4	S89°21'27"E	47.00'
L9	N00°39'06"E	20.00'
L10	N00°39'06"E	10.00'
L12	N40°27'29"E	23.43'
L13	N00°39'06"E	12.01'
L15	N00°39'06"E	12.00'
L16	N39°09'37"W	23.43'
L21	N89°21'03"W	15.00'
L61	N89°21'03"W	24.00'
L62	N00°38'57"E	11.83'
L63	N00°38'57"E	10.08'
L72	N30°38'14"E	29.63'
L73	N00°38'57"E	18.00'

LINE DATA

L#	BEARING	LENGTH
L74	N00°38'57"E	20.00'
L75	N89°21'03"W	9.00'
L77	N30°38'14"E	5.96'
L78	N89°21'03"W	15.00'
L79	N00°39'06"E	7.74'
L80	N20°38'57"E	2.25'
L81	N00°38'57"E	24.00'
L82	N89°21'03"W	20.00'
L83	N00°38'57"E	21.99'
L86	N89°21'03"W	13.18'
L91	N00°38'57"E	17.00'
L92	N89°21'03"W	1.90'
L132	N89°21'03"W	8.67'
L183	N20°38'44"E	27.07'
L201	N89°21'27"W	38.00'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R38	S52°59'52"W	12.00'	(R)
R41	N51°41'07"W	12.00'	(R)
R43	S54°36'45"E	57.00'	(R)

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C15	52°20'55"	12.00'	10.96'
C16	52°20'04"	12.00'	10.96'
C17	90°00'00"	8.00'	12.57'
C32	70°00'01"	35.00'	42.76'
C36	55°15'43"	57.00'	54.98'

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R2	N12°11'19"E	25.00'	(R)
R3	S10°53'07"E	25.00'	(R)
R43	S54°36'45"E	57.00'	(R)

CURVE DATA

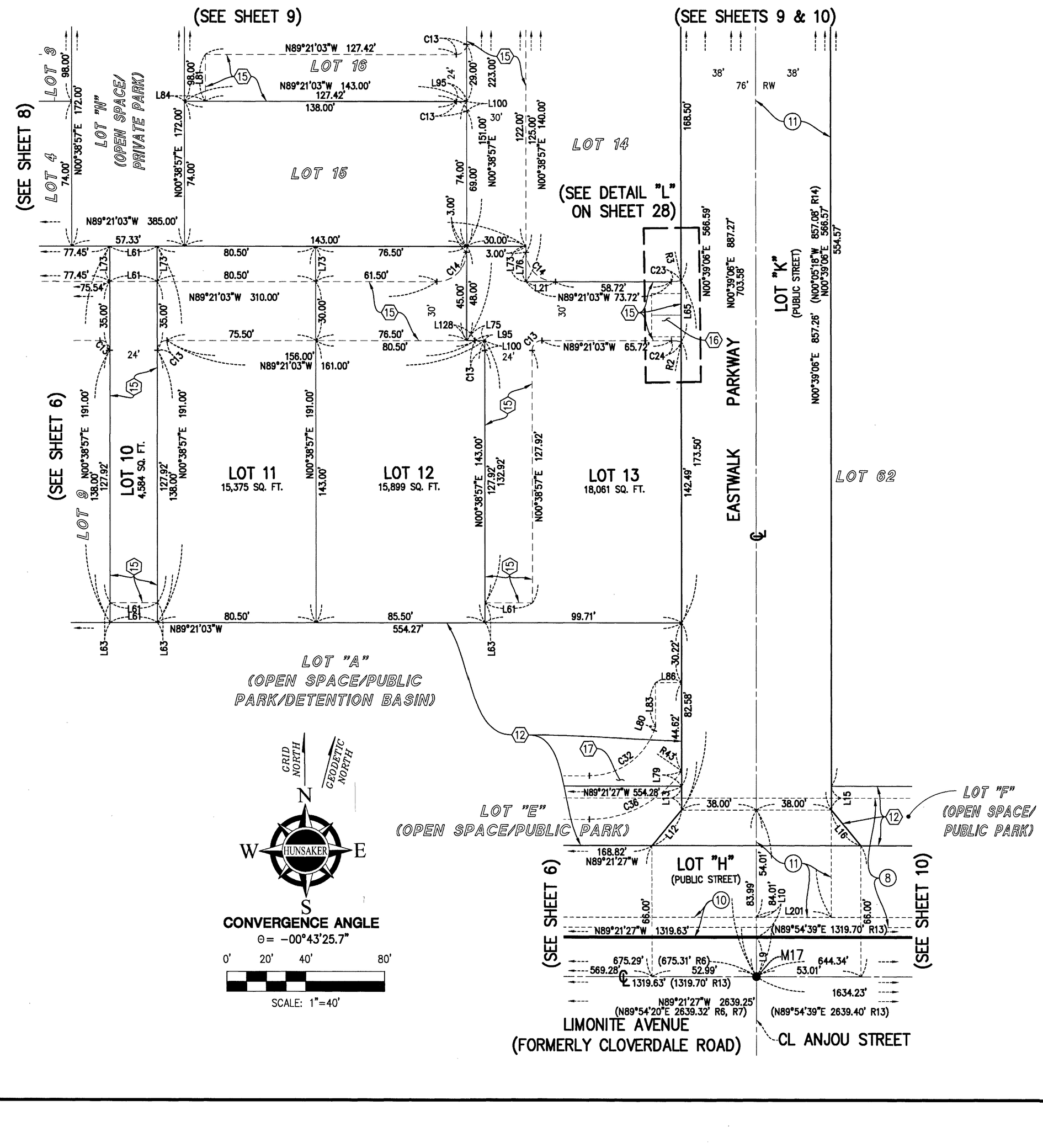
C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C23	11°32'04"	25.00'	5.03'
C24	11°32'22"	25.00'	5.04'
C32	70°00'01"	35.00'	42.76'
C36	55°15'43"	57.00'	54.98'

LINE DATA

L#	BEARING	LENGTH
L9	N00°39'06"E	20.00'
L10	N00°39'06"E	10.00'
L12	N40°27'29"E	23.43'
L13	N00°39'06"E	12.01'
L15	N00°39'06"E	12.00'
L16	N39°09'37"W	23.43'
L21	N89°21'03"W	15.00'
L61	N89°21'03"W	24.00'
L63	N00°38'57"E	10.08'
L65	N00°39'06"E	31.01'
L73	N00°38'57"E	18.00'
L75	N89°21'03"W	9.00'

LINE DATA

L#	BEARING	LENGTH
L76	N00°38'57"E	15.00'
L79	N00°39'06"E	7.74'
L80	N20°38'57"E	2.25'
L81	N00°38'57"E	24.00'
L83	N00°38'57"E	21.99'
L84	N89°21'03"W	10.58'
L86	N89°21'03"W	13.18'
L95	N89°21'03"W	5.00'
L100	N00°38'57"E	5.00'
L128	N89°21'03"W	4.00'
L201	N89°21'27"W	38.00'



NOTES:

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2024-0076720
Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

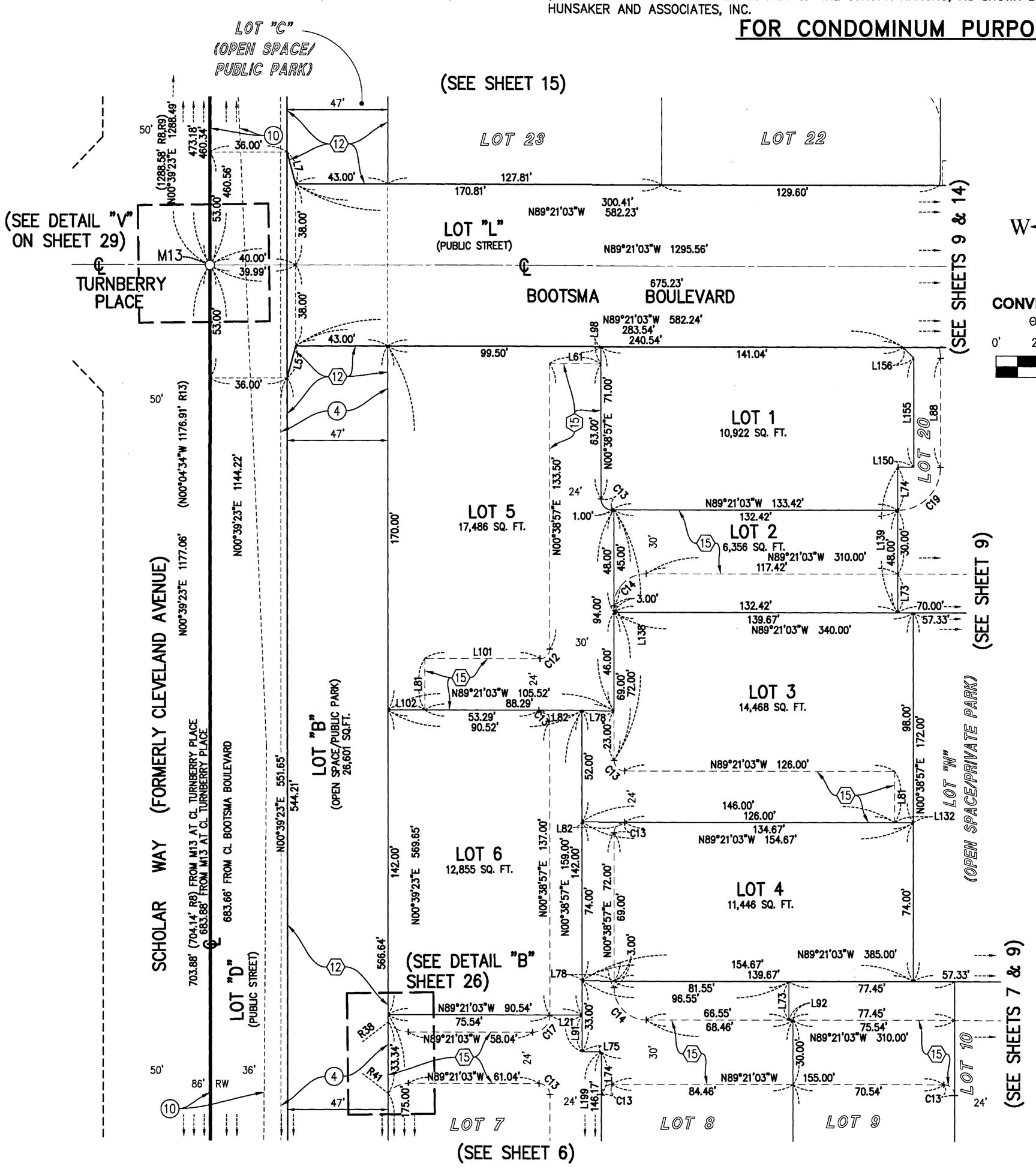
TRACT NO. 38594

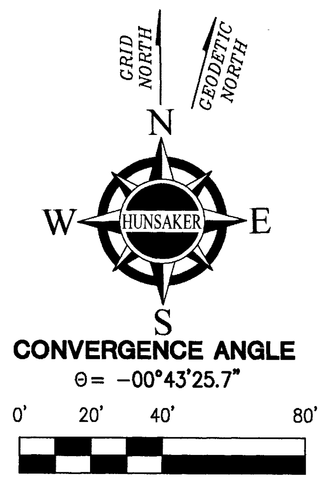
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HUNSAKER AND ASSOCIATES, INC.

AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES





NOTES:

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SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

LINE DATA

L#	BEARING	LENGTH
L5	N15°34'52"E	15.52'
L7	N14°16'54"W	15.52'
L21	N89°21'03"W	15.00'
L61	N89°21'03"W	24.00'
L73	N00°38'57"E	18.00'
L74	N00°38'57"E	20.00'
L75	N89°21'03"W	9.00'
L78	N89°21'03"W	15.00'
L81	N00°38'57"E	24.00'
L82	N89°21'03"W	20.00'
L88	N00°38'57"E	51.00'
L91	N00°38'57"E	17.00'

LINE DATA

L#	BEARING	LENGTH
L92	N89°21'03"W	1.90'
L98	N00°38'57"E	8.00'
L101	N89°21'03"W	53.79'
L102	N89°21'03"W	17.23'
L132	N89°21'03"W	8.67'
L138	N00°38'57"E	117.00'
L139	N00°38'57"E	68.00'
L150	N89°21'03"W	7.50'
L155	N00°38'57"E	51.11'
L156	N44°21'03"W	6.91'
L199	N00°38'57"E	12.16'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C12	90°00'00"	4.50'	7.07'
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C17	90°00'00"	8.00'	12.57'
C19	90°00'00"	20.00'	31.42'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R38	S52°59'52"W	12.00'	(R)
R41	N51°41'07"W	12.00'	(R)

2024-0076720
Original

494
95

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

GRID NORTH / GEODETIC NORTH

N W E S HUNSAKER

CONVERGENCE ANGLE
Θ = -00°43'25.7"

0' 20' 40' 80'
SCALE: 1"=40'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R2	N12°11'19"E	25.00'	(R)
R3	S10°53'07"E	25.00'	(R)
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)

CURVE DATA

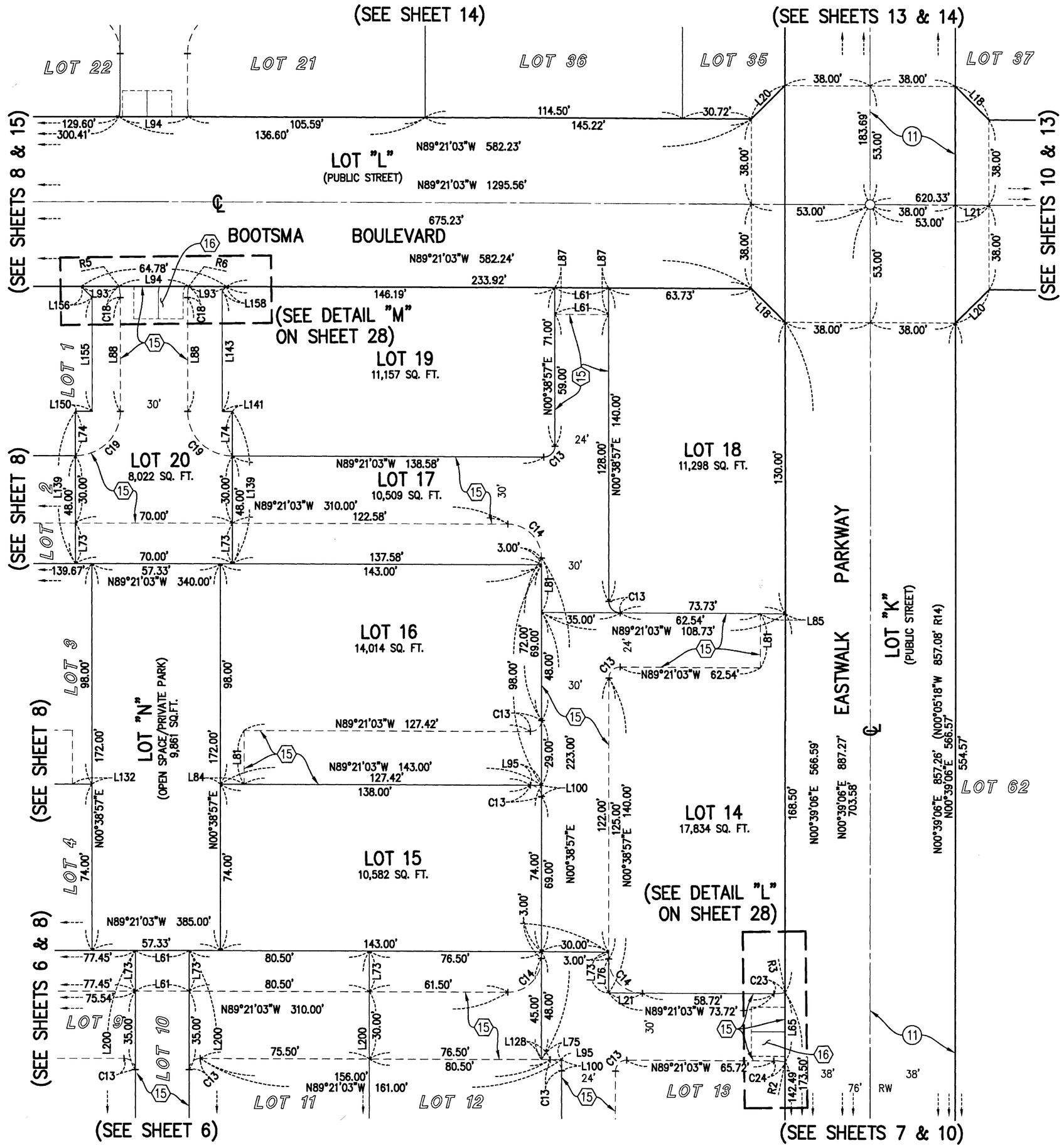
C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C18	11°32'13"	25.00'	5.03'
C19	90°00'00"	20.00'	31.42'
C23	11°32'04"	25.00'	5.03'
C24	11°32'22"	25.00'	5.04'

LINE DATA

L#	BEARING	LENGTH
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L61	N89°21'03"W	24.00'
L65	N00°39'06"E	31.01'
L73	N00°38'57"E	18.00'
L74	N00°38'57"E	20.00'
L75	N89°21'03"W	9.00'
L76	N00°38'57"E	15.00'
L81	N00°38'57"E	24.00'
L84	N89°21'03"W	10.58'
L85	N89°21'03"W	11.19'
L87	N00°38'57"E	12.00'
L88	N00°38'57"E	51.00'

LINE DATA

L#	BEARING	LENGTH
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L95	N89°21'03"W	5.00'
L100	N00°38'57"E	5.00'
L128	N89°21'03"W	4.00'
L132	N89°21'03"W	8.67'
L139	N00°38'57"E	68.00'
L141	N89°21'03"W	4.50'
L143	N00°38'57"E	54.11'
L150	N89°21'03"W	7.50'
L155	N00°38'57"E	51.11'
L156	N44°21'03"W	6.91'
L158	N45°38'57"E	2.67'
L200	N00°38'57"E	191.00'



NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
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SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

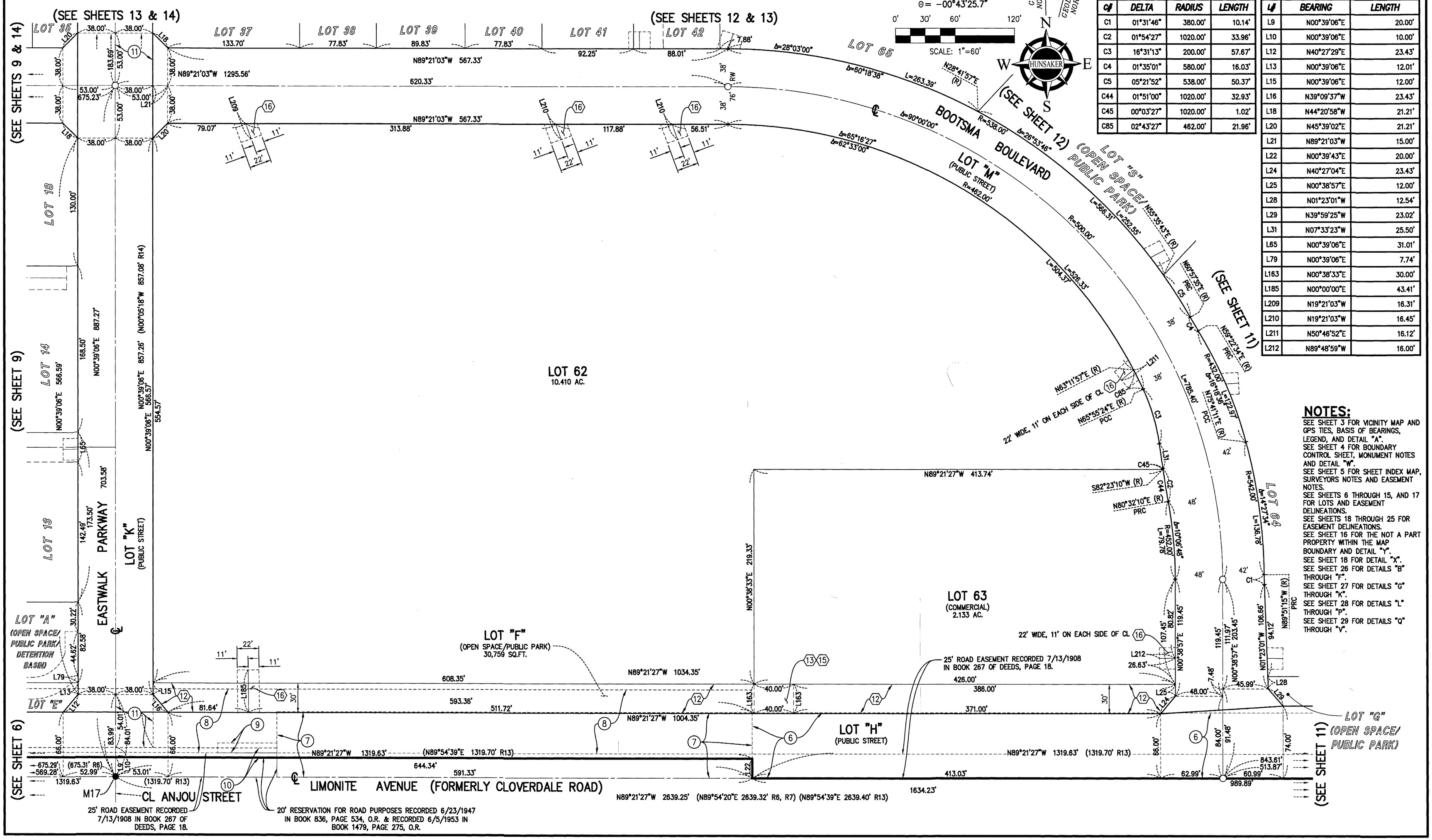
494/96

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.
HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
C1	01°31'46"	380.00'	10.14'
C2	01°54'27"	1020.00'	33.96'
C3	16°31'13"	200.00'	57.67'
C4	01°35'01"	580.00'	16.03'
C5	05°21'52"	538.00'	50.37'
C44	01°51'00"	1020.00'	32.93'
C45	00°03'27"	1020.00'	1.02'
C85	02°43'27"	462.00'	21.96'

LINE DATA

LINE	BEARING	LENGTH
L9	N00°39'06"E	20.00'
L10	N00°39'06"E	10.00'
L12	N40°27'29"E	23.43'
L13	N00°39'06"E	12.01'
L15	N00°39'06"E	12.00'
L16	N39°09'37"W	23.43'
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L22	N00°39'43"E	20.00'
L24	N40°27'04"E	23.43'
L25	N00°38'57"E	12.00'
L28	N01°23'01"W	12.54'
L29	N39°59'25"W	23.02'
L31	N07°33'23"W	25.50'
L65	N00°39'06"E	31.01'
L79	N00°39'06"E	7.74'
L163	N00°38'33"E	30.00'
L185	N00°00'00"E	43.41'
L209	N19°21'03"W	16.31'
L210	N19°21'03"W	16.45'
L211	N50°46'52"E	16.12'
L212	N89°48'59"W	16.00'

NOTES:

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2024-0076720
Original

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97

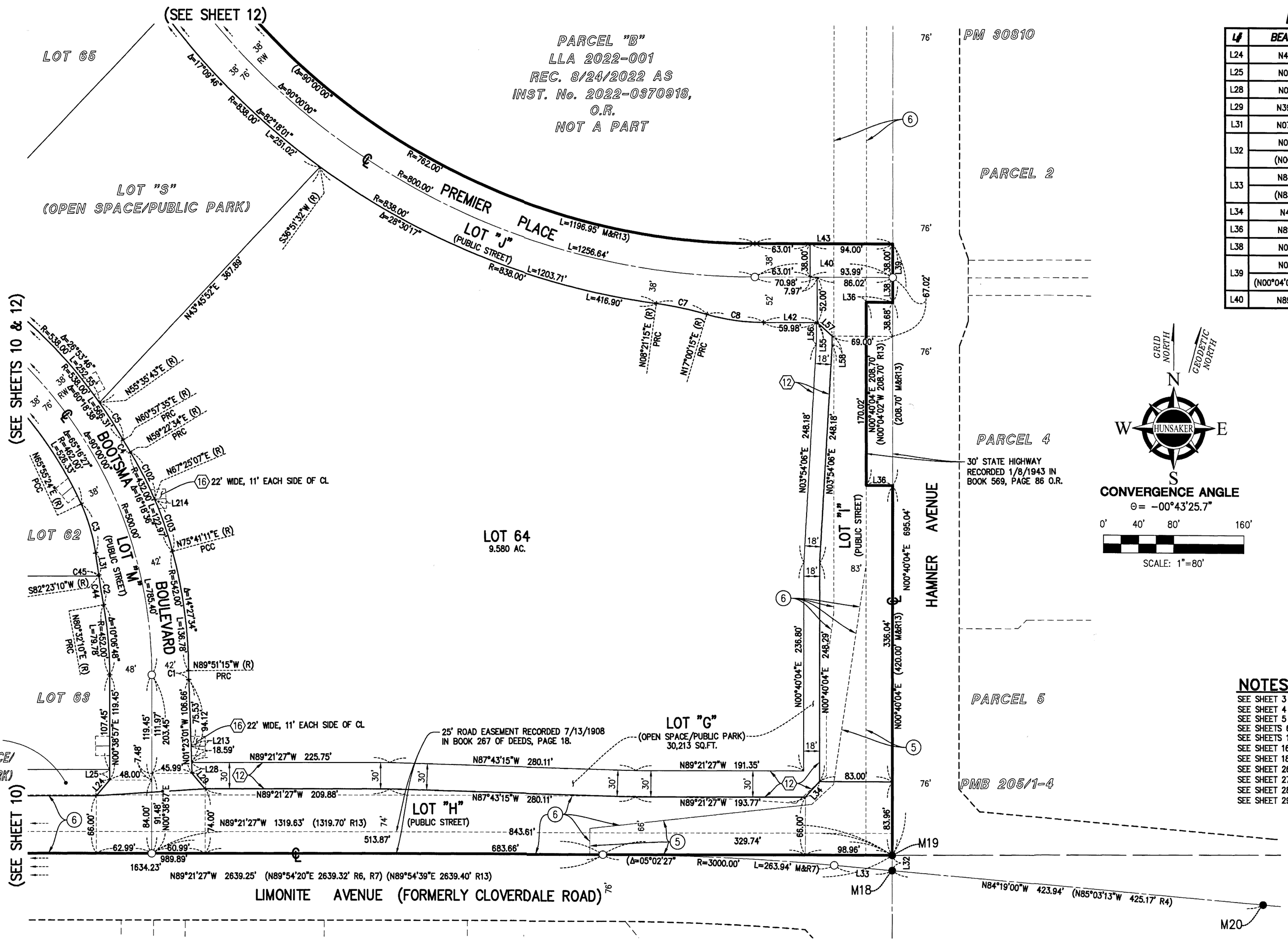
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



LINE DATA

L#	BEARING	LENGTH
L24	N40°27'04"E	23.43'
L25	N00°38'57"E	12.00'
L28	N01°23'01"W	12.54'
L29	N39°59'25"W	23.02'
L31	N07°33'23"W	25.50'
L32	N00°34'54"E	17.44'
	(N00°05'19"W	17.40' R4,R7)
L33	N84°19'00"W	66.42'
	(N85°03'13"W	65.98' R7)
L34	N42°17'14"E	24.08'
L36	N89°19'56"W	30.00'
L38	N00°40'04"E	28.34'
L39	N00°40'04"E	(66.34' M&R13)
	(N00°04'02"W R13)	
L40	N89°20'44"W	157.00'

LINE DATA

L#	BEARING	LENGTH
L42	N89°20'44"W	60.98'
L43	N89°20'44"W	(157.01' M&R13)
	(N89°55'10"W R13)	
L55	N89°20'44"W	1.00'
L56	N00°40'04"E	24.48'
L57	N47°54'52"W	22.67'
L58	N00°40'04"E	9.99'
L213	N88°53'07"W	16.00'
L214	N87°24'13"E	13.01'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C1	01°31'46"	380.00'	10.14'
C2	01°54'27"	1020.00'	33.96'
C3	16°31'13"	200.00'	57.67'
C4	01°35'01"	580.00'	16.03'
C5	05°21'52"	538.00'	50.37'
C7	08°39'00"	390.00'	58.88'
C8	16°20'59"	230.00'	65.63'
C44	01°51'00"	1020.00'	32.93'
C45	00°03'27"	1020.00'	1.02'
C102	08°02'33"	432.00'	60.64'
C103	08°16'04"	432.00'	62.33'

NOTES:

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SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

494
98

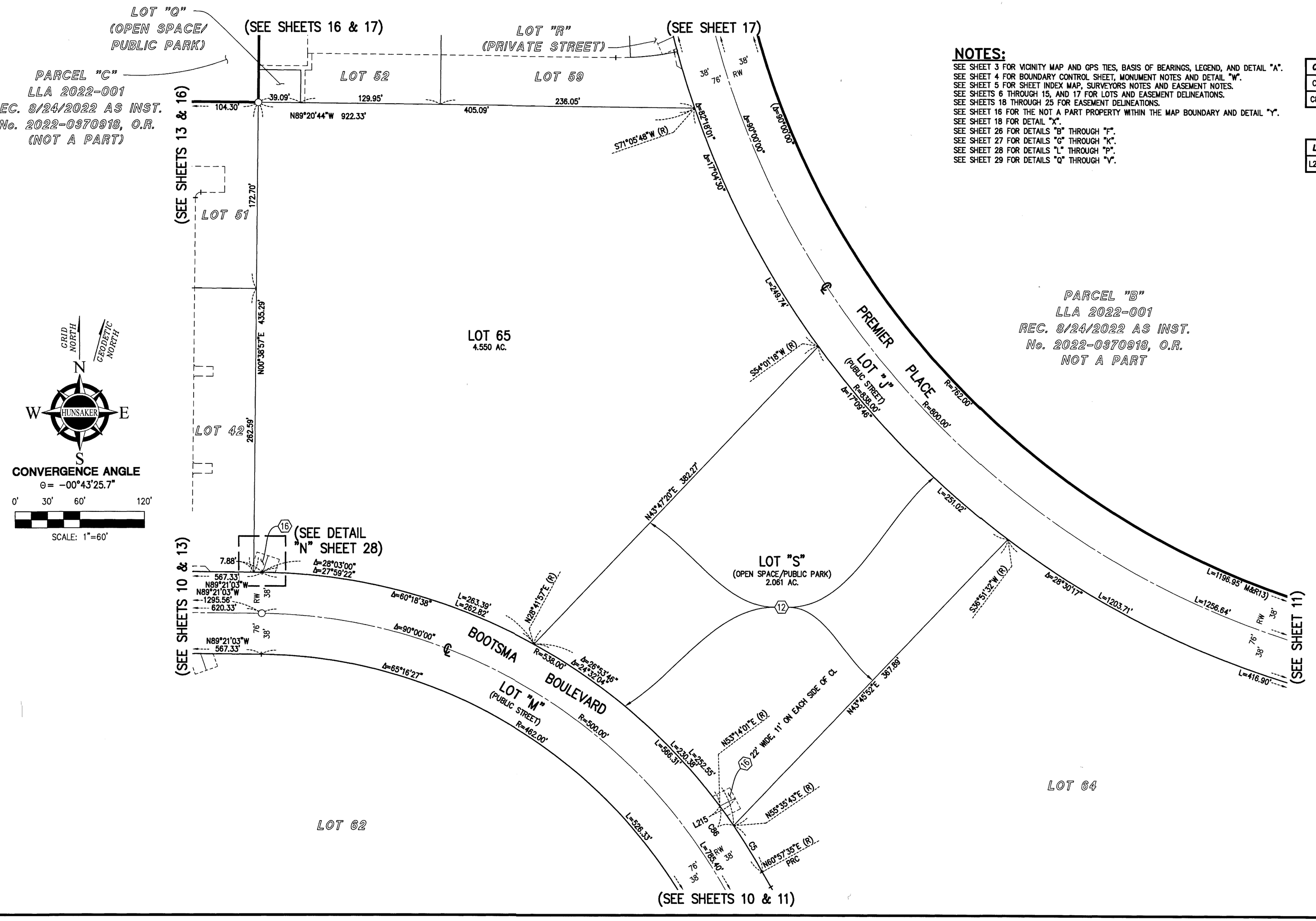
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



NOTES:

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SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C5	05°21'52"	538.00'	50.37'
C86	02°21'42"	538.00'	22.17'

LINE DATA

L#	BEARING	LENGTH
L215	N62°51'27"E	16.07'

2024-0076720
Original

494
99

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 13 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

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SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R13	N83°34'14"W	838.00'	(R)
R14	N85°41'19"W	838.00'	(R)
R17	N85°17'03"W	762.00'	(R)
R18	N82°53'48"W	762.00'	(R)
R21	S19°33'46"W	25.00'	(R)
R22	N07°44'37"W	25.00'	(R)

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C6	00°55'59"	838.00'	13.65'
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C28	90°00'00"	2.00'	3.14'
C30	03°39'35"	838.00'	53.53'
C34	02°07'05"	838.00'	30.98'
C39	02°23'15"	762.00'	31.75'
C41	18°54'49"	25.00'	8.25'
C42	08°23'34"	25.00'	3.66'
C43	90°00'00"	6.00'	9.42'

LINE DATA

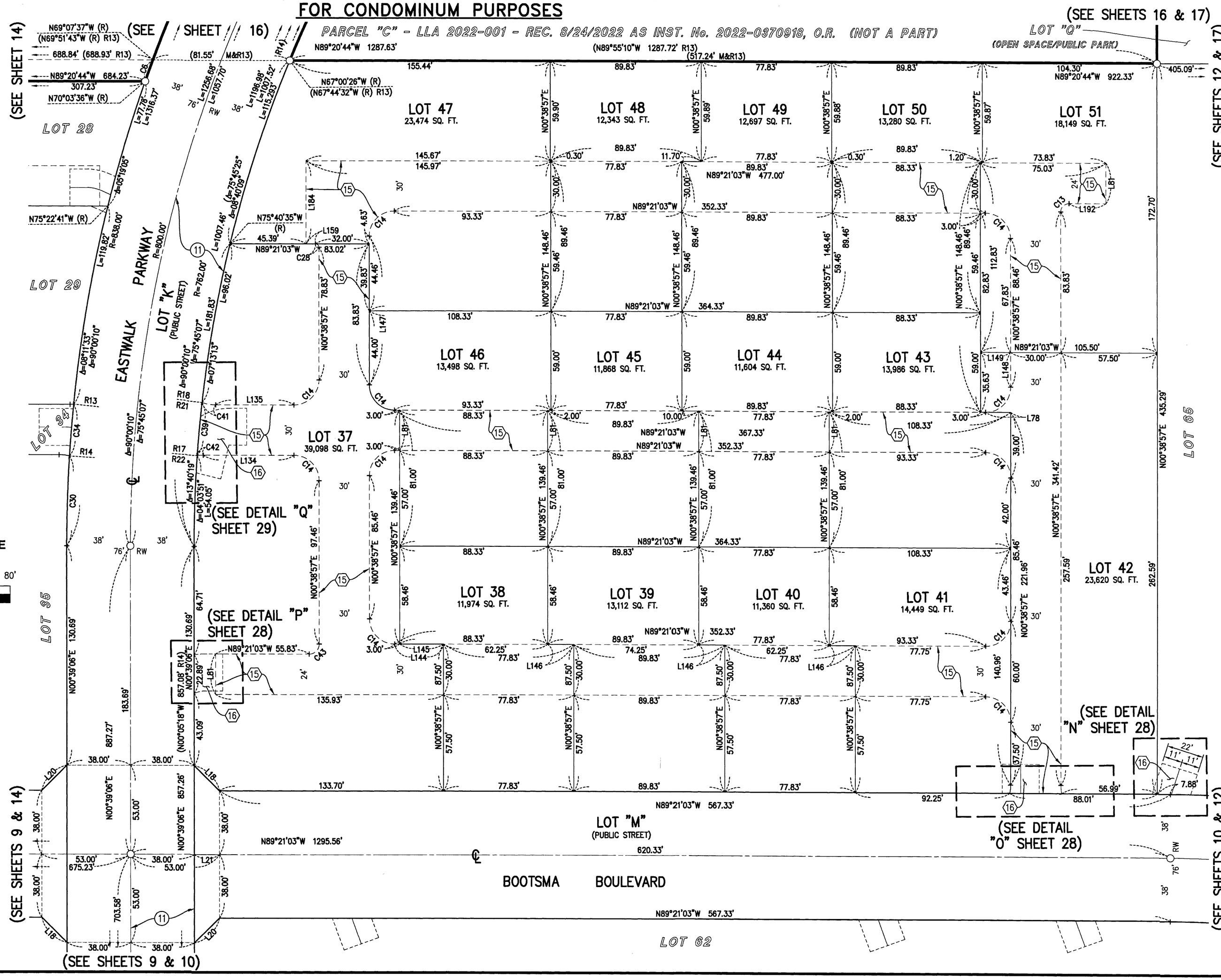
L#	BEARING	LENGTH
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L78	N89°21'03"W	15.00'
L81	N00°38'57"E	24.00'
L134	N89°21'03"W	54.05'
L135	N89°21'03"W	46.68'
L144	N89°21'03"W	29.08'
L145	N89°21'03"W	26.08'
L146	N89°21'03"W	15.58'
L147	N00°38'57"E	88.46'
L148	N00°38'57"E	20.63'
L149	N89°21'03"W	18.00'
L159	N89°21'03"W	5.63'
L184	N00°38'57"E	49.63'
L192	N89°21'03"W	22.03'

GRID NORTH / GEODETIC NORTH

N W E S HUNSAKER

CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 20' 40' 80'
SCALE: 1"=40'



2024-0076720
Original

494
100

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

LINE DATA		
L#	BEARING	LENGTH
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L61	N89°21'03"W	24.00'
L73	N00°38'57"E	18.00'
L81	N00°38'57"E	24.00'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L99	N00°38'57"E	23.50'
L104	N00°38'57"E	73.50'
L105	N89°21'03"W	98.07'
L106	N89°21'03"W	24.07'

LINE DATA		
L#	BEARING	LENGTH
L107	N89°21'03"W	37.00'
L108	N89°21'03"W	7.91'
L109	N00°38'57"E	10.00'
L110	N89°21'03"W	28.09'
L111	N89°21'03"W	72.00'
L112	N00°38'57"E	3.00'
L120	N89°21'03"W	20.52'
L121	N00°38'57"E	16.00'
L125	N89°21'03"W	4.89'
L129	N89°21'03"W	24.14'
L202	N00°38'58"E	98.53'
L203	N00°38'57"E	98.53'

CURVE DATA			
C#	DELTA	RADIUS	LENGTH
C6	00°55'59"	838.00'	13.65'
C14	90°00'00"	15.00'	23.56'
C18	11°32'13"	25.00'	5.03'
C19	90°00'00"	20.00'	31.42'
C25	90°00'00"	10.00'	15.71'
C28	90°00'00"	2.00'	3.14'
C29	90°00'00"	25.00'	39.27'
C30	03°39'35"	838.00'	53.53'

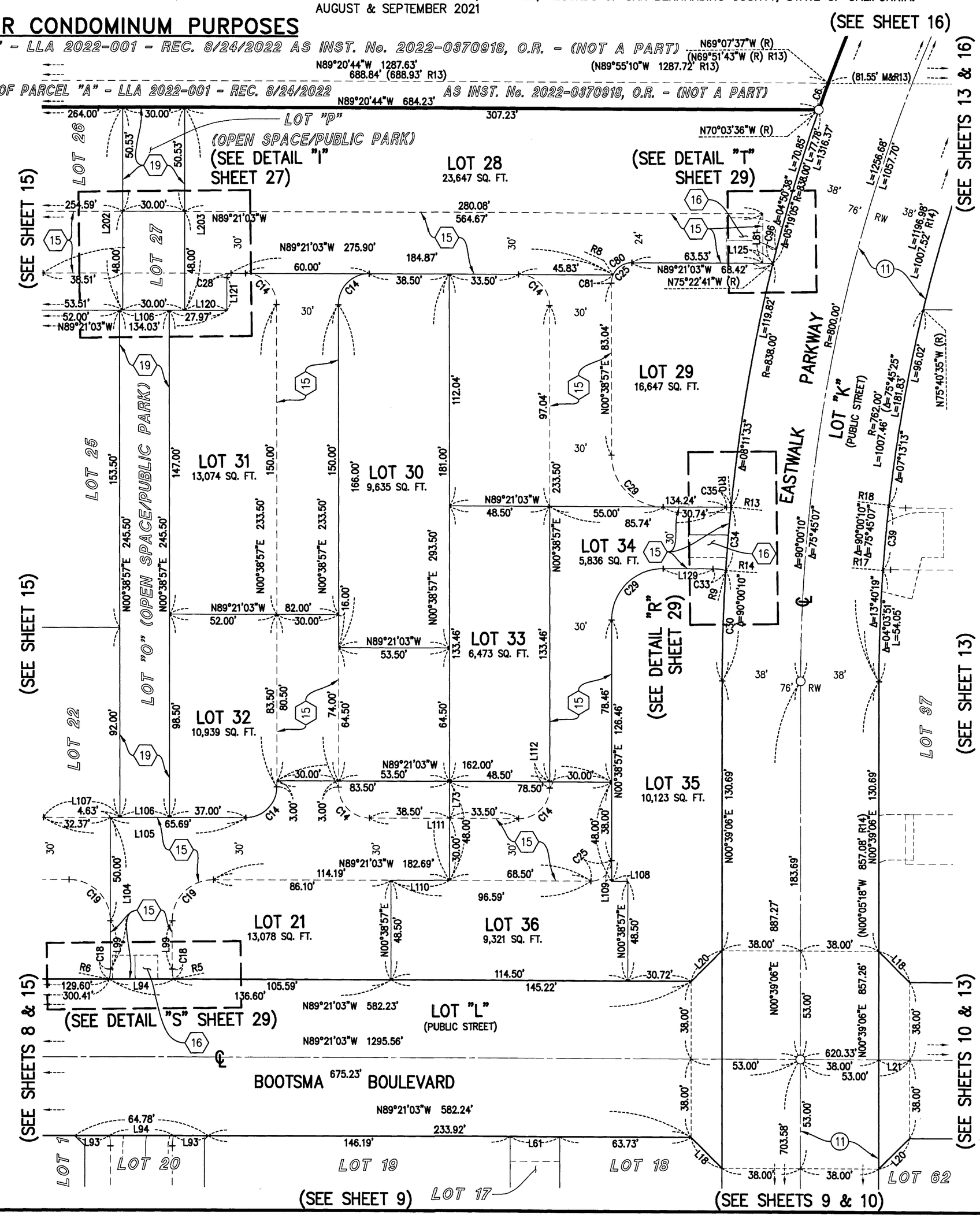
CURVE DATA			
C#	DELTA	RADIUS	LENGTH
C33	14°21'47"	25.00'	6.27'
C34	02°07'05"	838.00'	30.98'
C35	04°55'14"	25.00'	2.15'
C39	02°23'15"	762.00'	31.75'
C80	66°25'18"	10.00'	11.59'
C81	23°34'42"	10.00'	4.12'
C96	00°28'27"	838.00'	6.93'

RADIAL DATA			
R#	BEARING	RADIUS	TYPE
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R8	N65°46'21"W	10.00'	(R)
R9	N15°00'44"E	25.00'	(R)
R10	S04°16'17"E	25.00'	(R)
R13	N83°34'14"W	838.00'	(R)
R14	N85°41'19"W	838.00'	(R)
R17	N85°17'03"W	762.00'	(R)
R18	N82°53'48"W	762.00'	(R)

CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 20' 40' 80'

SCALE: 1"=40'



NOTES:

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SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

494
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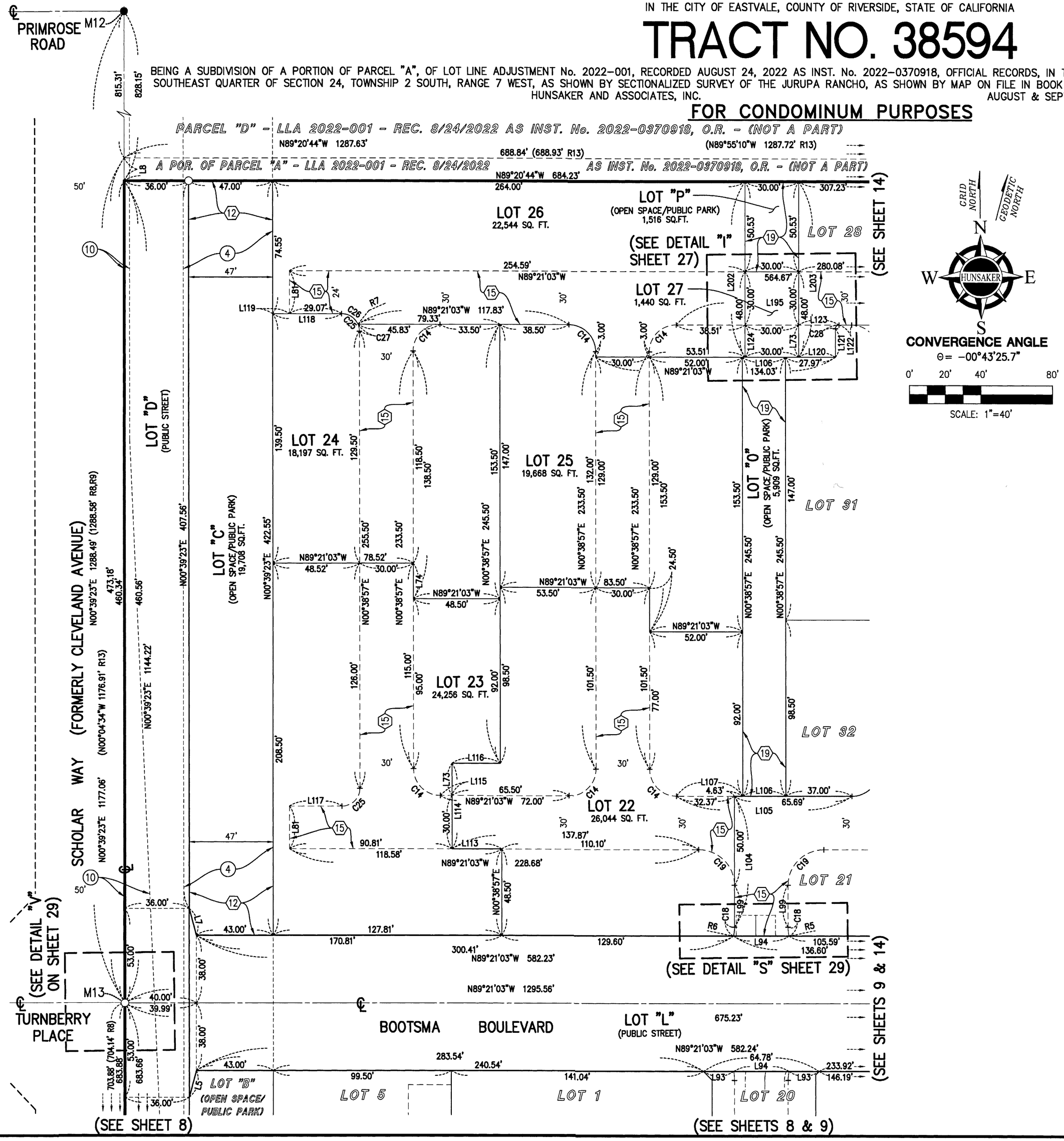
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



LINE DATA

L#	BEARING	LENGTH
L5	N15°34'52"E	15.52'
L7	N14°16'54"W	15.52'
L8	N00°39'23"E	12.84'
L73	N00°38'57"E	18.00'
L74	N00°38'57"E	20.00'
L81	N00°38'57"E	24.00'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L99	N00°38'57"E	23.50'
L104	N00°38'57"E	73.50'
L105	N89°21'03"W	98.07'
L106	N89°21'03"W	24.07'
L107	N89°21'03"W	37.00'
L113	N89°21'03"W	27.77'

LINE DATA

L#	BEARING	LENGTH
L114	N00°38'57"E	48.00'
L115	N89°21'03"W	6.50'
L116	N89°21'03"W	27.00'
L117	N89°21'03"W	29.31'
L118	N89°21'03"W	38.50'
L119	N89°21'03"W	9.43'
L120	N89°21'03"W	20.52'
L121	N00°38'57"E	16.00'
L122	N89°21'03"W	7.03'
L123	N89°21'03"W	22.52'
L124	N00°38'58"E	18.00'
L195	N89°21'03"W	275.90'
L202	N00°38'58"E	98.53'
L203	N00°38'57"E	98.53'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C14	90°00'00"	15.00'	23.56'
C18	11°32'13"	25.00'	5.03'
C19	90°00'00"	20.00'	31.42'
C25	90°00'00"	10.00'	15.71'
C26	66°25'19"	10.00'	11.59'
C27	23°34'41"	10.00'	4.12'
C28	90°00'00"	2.00'	3.14'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R7	N67°04'16"E	10.00'	(R)

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 6 THROUGH 15, AND 17 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

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102

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

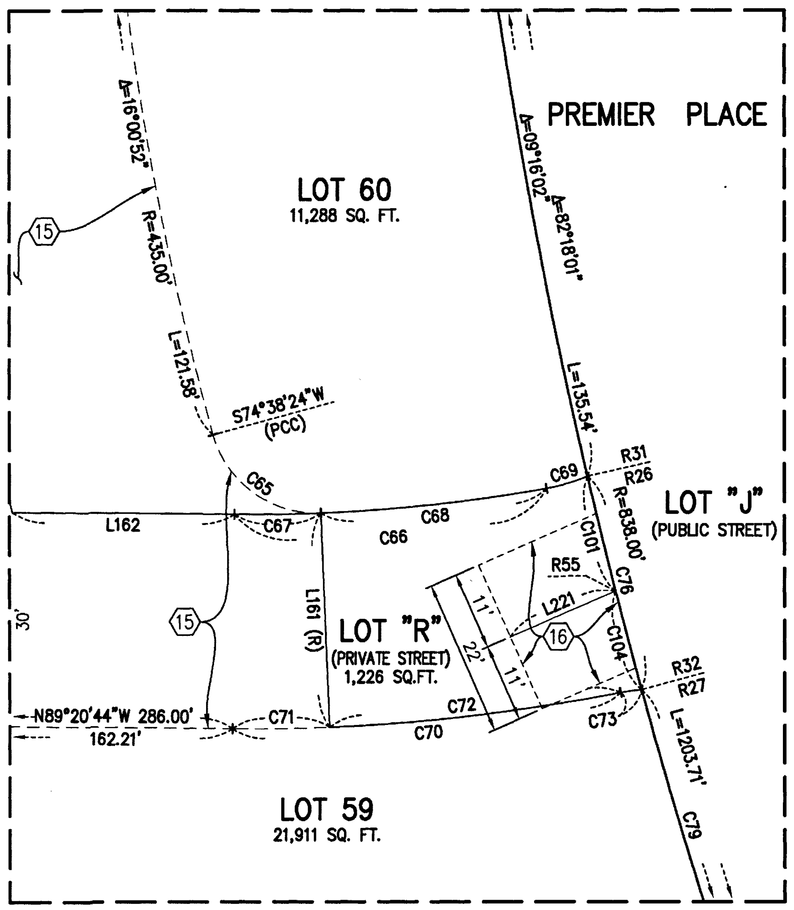
SHEET 16 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



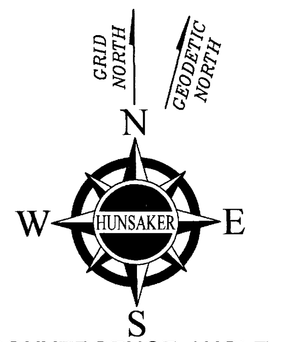
DETAIL "Y"

SCALE: 1" = 20'

(SEE SHEET 17)

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C6	00°55'59"	838.00'	13.65'
C65	76°55'44"	15.00'	20.14'
C66	10°42'25"	235.00'	43.92'
C67	02°56'36"	235.00'	12.07'
C68	07°45'49"	235.00'	31.84'
C69	13°41'43"	25.00'	5.98'
C70	11°49'31"	265.00'	54.69'
C71	02°56'36"	265.00'	13.61'
C72	08°52'55"	265.00'	41.08'
C73	06°42'55"	25.00'	2.93'
C76	02°06'34"	838.00'	30.85'
C79	03°44'49"	838.00'	54.80'
C101	01°07'52"	838.00'	16.54'
C104	00°58'42"	838.00'	14.31'



CONVERGENCE ANGLE

Θ= -00°43'25.7"

0' 20' 40' 80'

SCALE: 1"=40'

PARCEL "D"
LLA 2022-001
REC. 8/24/2022 AS INST.
No. 2022-0370918, O.R.
(NOT A PART)

(SEE SHEET 17)

(SEE SHEET 17)

EASTWALK PARKWAY

LOT "K"
(PUBLIC STREET)

R=838.00'
R=800.00'
R=762.00'
Δ=70°42'57"
(Δ=69°46'53")
Δ=90°00'10"
Δ=75°45'25"
(Δ=53°24'40")
Δ=75°45'07"
Δ=53°24'39"
L=1034.26'
L=1020.61' M&R13)
L=1316.37'
L=1256.68'
L=1007.52' R14)
L=710.34' R13)
L=1196.98'
L=1057.70'
L=1007.46'
L=710.33'
36'
76'
RW
38'
11
L49

PARCEL "C"
LLA 2022-001
REC. 8/24/2022 AS INST.
No. 2022-0370918, O.R.
(NOT A PART)
(9.527 AC.)

N13°35'47"W (R)
(N14°19'53"W (R) R13)
141.22'
LOT 55

N00°39'16"E (448.94' M&R13) (N00°04'50"W R13)
84.74'
LOT 54
120.33'
LOT 53
72.16'
LOT 52

LOT "Q"
(OPEN SPACE/
PUBLIC PARK)
30.48'

(SEE SHEETS 12 & 17)

(SEE SHEETS 12 & 13)

A POR. OF PARCEL "A"
LLA 2022-001
REC. 8/24/2022 AS INST.
No. 2022-0370918, O.R.
(NOT A PART)

N69°07'37"W (R)
(N69°51'43"W (R) R13)
N89°20'44"W 1287.63'
688.84' (688.93' R13)
N89°20'44"W 684.23'
307.23'
N70°03'36"W (R)
LOT 28

(SEE SHEET 14)

(SEE SHEETS 13 & 14)

(81.55' M&R13)

N67°00'26"W (R)
(N67°44'32"W (R) R13)

(N89°55'10"W 1287.72' R13)
(517.24' M&R13)

155.44'
LOT 47
89.83'
LOT 48
77.83'
LOT 49
89.83'
LOT 50
104.30'
N89°20'44"W 922.33'
LOT 51
LOT 65

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R26	S23°44'52"E	25.00'	(R)
R27	N04°27'20"W	25.00'	(R)
R31	S76°57'11"W	838.00'	(R)
R32	S74°50'37"W	838.00'	(R)
R55	S75°49'19"W	762.00'	(R)

LINE DATA

L#	BEARING	LENGTH
L49	N13°35'47"W	(38.00' M&R14)
	(N14°19'53"W (R)	M&R14)
L161	N02°17'20"W (R)	30.00'
L162	N89°20'44"W	31.12'
L221	N66°19'41"E	16.06'

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
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SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R11	N07°53'52"W	762.00'	(R)
R23	N67°15'00"E	25.00'	(R)
R24	N85°26'18"W	25.00'	(R)
R26	S23°44'52"E	25.00'	(R)
R27	N04°27'20"W	25.00'	(R)
R29	N10°17'26"W	762.00'	(R)
R31	S76°57'11"W	838.00'	(R)
R32	S74°50'37"W	838.00'	(R)
R50	N85°47'39"E	265.00'/25.00'	(PRC)
R51	N87°39'50"E	235.00'/25.00'	(PCC)

LINE DATA

L#	BEARING	LENGTH
L49	N13°35'47"W	(38.00' M&R14)
	(N14°19'53"W (R)	M&R14)
L50	N44°20'44"W	21.21'
L52	N45°39'16"E	(21.21' M&R13)
	(N44°55'10"E R13)	
L53	N89°20'44"W	(76.00' M&R13)
	(N89°55'10"W R13)	
L76	N00°38'57"E	15.00'
L87	N00°38'57"E	12.00'
L149	N89°21'03"W	18.00'
L151	N00°39'16"E	30.48'
L152	N89°20'44"W	39.09'
L161	N02°17'20"W (R)	30.00'
L162	N89°20'44"W	31.12'
L164	N00°39'16"E	35.00'
L165	N89°21'03"W	24.63'
L166	N00°39'16"E	69.00'
L167	N00°39'16"E	29.84'
L168	N00°39'16"E	13.33'
L169	N00°38'57"E	61.16'

LINE DATA

L#	BEARING	LENGTH
L170	N89°20'46"W	16.00'
L171	N00°39'16"E	12.00'
L172	N00°39'16"E	8.43'
L173	N00°39'16"E	6.58'
L174	N89°20'44"W	16.49'
L175	N00°39'16"E	73.43'
L176	N89°20'43"W	18.00'
L177	N00°39'16"E	63.00'
L178	N89°20'44"W	8.00'
L179	N00°39'16"E	15.00'
L180	N89°20'44"W	4.97'
L181	N00°39'16"E	66.24'
L182	N89°20'44"W	23.97'
L186	N89°20'44"W	24.00'
L187	N89°20'44"W	3.40'
L188	N00°39'16"E	64.95'
L189	N00°39'16"E	6.49'
L204	N89°20'44"W	78.01'
L205	N00°38'57"E	76.14'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C25	90°00'00"	10.00'	15.71'
C48	02°23'34"	762.00'	31.82'
C51	03°19'49"	762.00'	44.29'
C52	20°24'50"	25.00'	8.91'
C53	02°59'26"	235.00'	12.27'
C55	08°46'03"	25.00'	3.83'
C56	04°51'37"	265.00'	22.48'
C57	90°59'03"	10.00'	15.88'
C58	83°41'45"	10.00'	14.61'
C59	00°59'03"	465.00'	7.99'
C60	05°19'12"	465.00'	43.18'
C61	05°01'09"	465.00'	40.73'
C62	03°27'16"	465.00'	28.04'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C63	01°36'20"	465.00'	13.03'
C64	104°46'40"	10.00'	18.29'
C65	76°55'44"	15.00'	20.14'
C66	10°42'25"	235.00'	43.92'
C68	07°45'49"	235.00'	31.84'
C69	13°41'43"	25.00'	5.98'
C70	11°49'31"	265.00'	54.69'
C71	02°56'36"	265.00'	13.61'
C72	08°52'55"	265.00'	41.08'
C73	06°42'55"	25.00'	2.93'
C76	02°06'34"	838.00'	30.85'
C79	03°44'49"	838.00'	54.80'
C82	05°03'36"	465.00'	41.07'

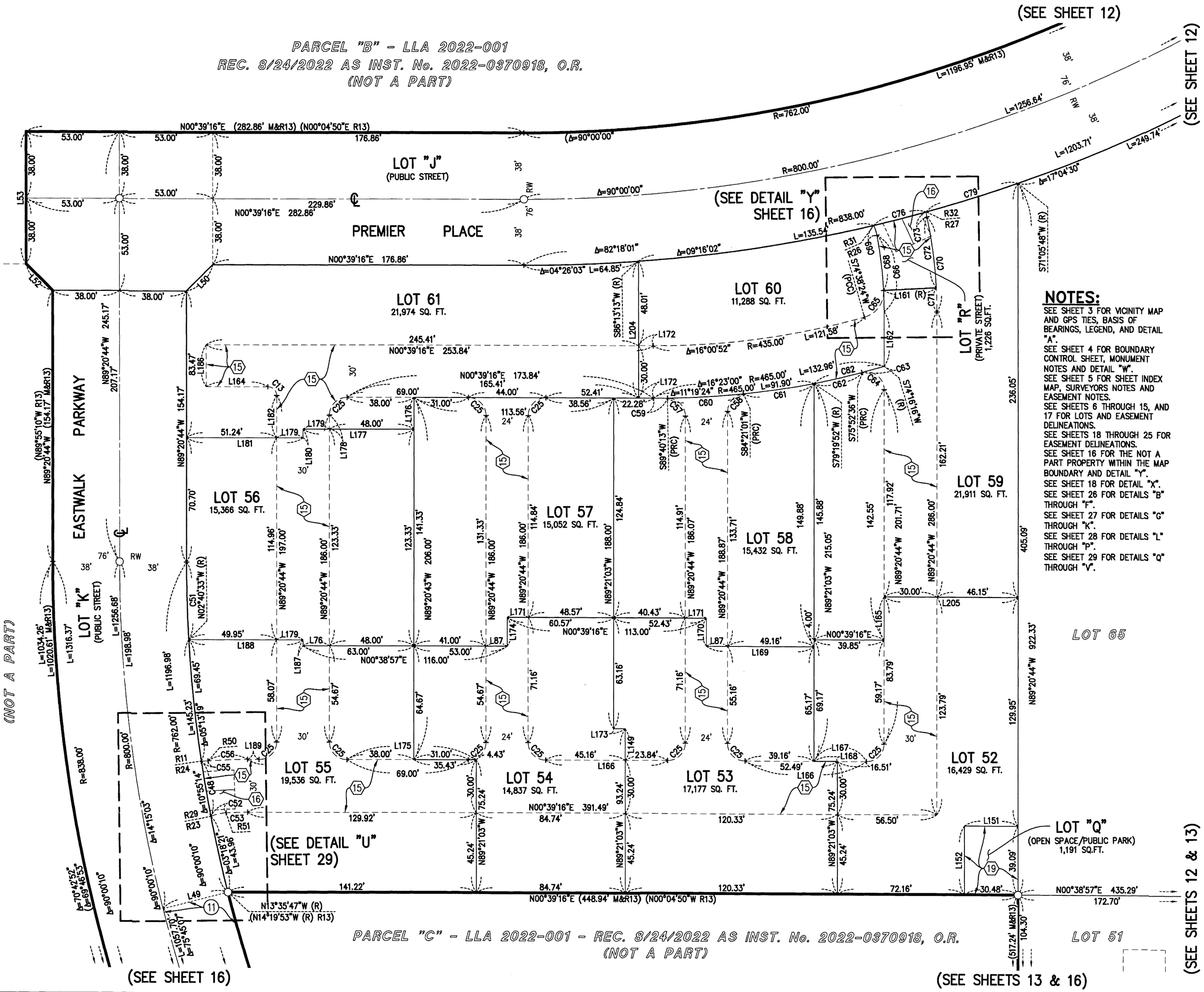
CEODETIC NORTH
GRID NORTH
HUNSAKER

CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 20' 40' 80'
SCALE: 1"=40'

PARCEL "B" - LLA 2022-001
REC. 8/24/2022 AS INST. No. 2022-0370918, O.R.
(NOT A PART)

PARCEL "D" - LLA 2022-001
REC. 8/24/2022 AS INST. No. 2022-0370918, O.R.
(NOT A PART)



NOTES:

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2024-0076720
Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

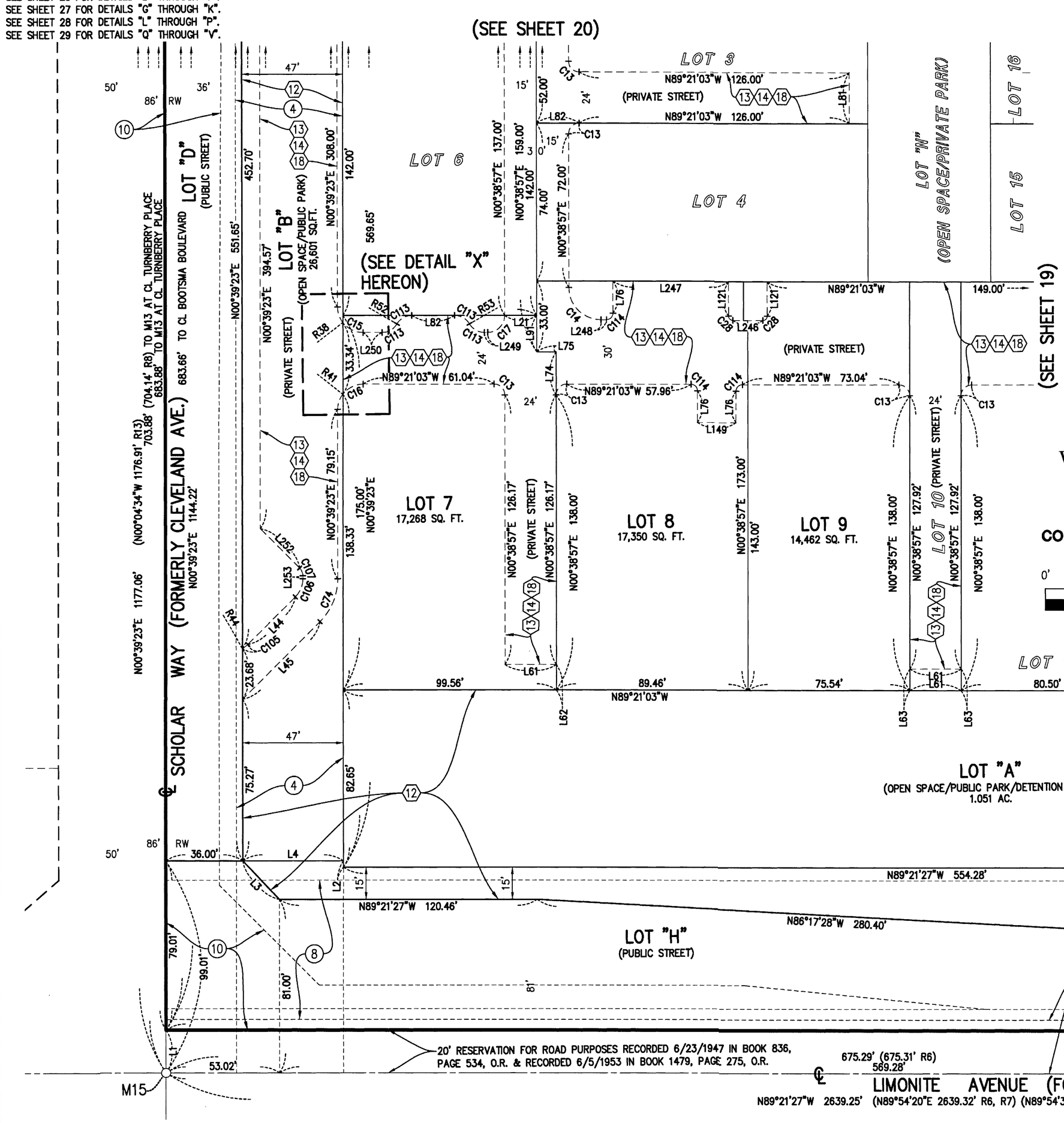
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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

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SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".



CURVE DATA

C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C15	52°20'55"	12.00'	10.96'
C16	52°20'04"	12.00'	10.96'
C17	90°00'00"	8.00'	12.57'
C28	90°00'00"	2.00'	3.14'
C74	45°00'00"	28.33'	22.25'
C105	15°00'00"	12.00'	3.14'
C106	45°00'00"	12.00'	9.42'
C107	45°00'00"	5.00'	3.93'
C109	90°00'26"	12.00'	18.85'
C110	37°39'31"	12.00'	7.89'
C111	89°59'35"	12.00'	18.85'
C112	37°39'30"	12.00'	7.89'
C113	60°00'00"	8.00'	8.38'
C114	90°00'00"	3.00'	4.71'

LINE DATA

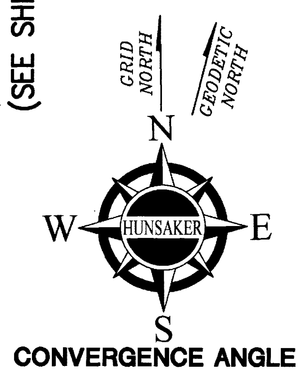
L#	BEARING	LENGTH
L1	N00°39'23"E	(20.00' M&R13)
L2	N00°39'23"E	3.00'
L3	N42°42'52"W	24.76'
L4	S89°21'27"E	47.00'
L9	N00°39'06"E	20.00'
L10	N00°39'06"E	10.00'
L12	N40°27'29"E	23.43'
L13	N00°39'06"E	12.01'
L15	N00°39'06"E	12.00'
L16	N39°09'37"W	23.43'
L21	N89°21'03"W	15.00'
L44	N45°39'23"E	31.35'
L45	N45°39'23"E	51.20'
L61	N89°21'03"W	24.00'
L62	N00°38'57"E	11.83'
L63	N00°38'57"E	10.08'
L74	N00°38'57"E	20.00'

LINE DATA

L#	BEARING	LENGTH
L75	N89°21'03"W	9.00'
L76	N00°38'57"E	15.00'
L81	N00°38'57"E	24.00'
L82	N89°21'03"W	20.00'
L90	N00°39'23"E	3.33'
L91	N00°38'57"E	17.00'
L121	N00°38'57"E	16.00'
L149	N89°21'03"W	18.00'
L201	N89°21'27"W	38.00'
L246	N89°21'27"W	14.00'
L247	N89°21'03"W	54.00'
L248	N89°21'03"W	2.55'
L249	N89°21'03"W	1.50'
L250	N89°21'03"W	8.82'
L252	N44°20'37"W	25.97'
L253	N00°39'23"E	1.41'

RADIAL DATA

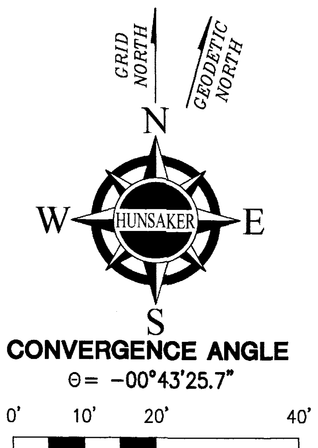
R#	BEARING	RADIUS	TYPE
R38	S52°59'52"W	12.00'	(R)
R41	N51°41'07"W	12.00'	(R)
R44	S29°20'37"E	12.00'	(R)
R52	N59°21'03"W	8.00'/8.00'	(PRC)
R53	N60°38'57"E	8.00'/8.00'	(PRC)



CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 20' 40' 80'

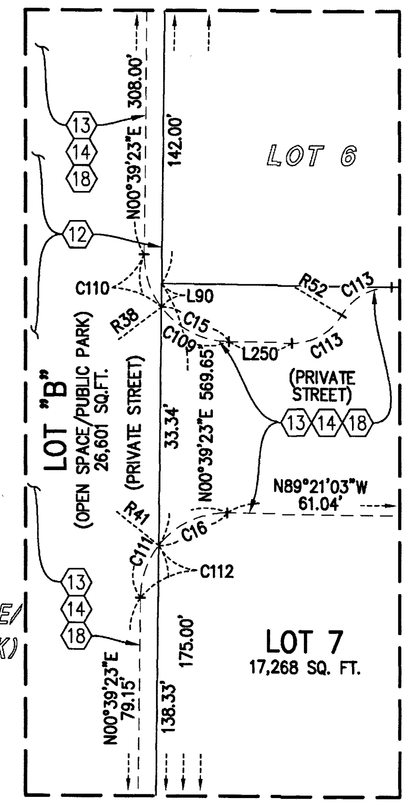
SCALE: 1"=40'



CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 10' 20' 40'

SCALE: 1"=20'



DETAIL "X"
SCALE: 1" = 20'

(SEE SHEETS 18 & 20)

2024-0076720
Original

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105

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

LINE DATA

L#	BEARING	LENGTH
L9	N00°39'06"E	20.00'
L10	N00°39'06"E	10.00'
L12	N40°27'29"E	23.43'
L13	N00°39'06"E	12.01'
L15	N00°39'06"E	12.00'
L16	N39°09'37"W	23.43'
L61	N89°21'03"W	24.00'
L63	N00°38'57"E	10.08'

LINE DATA

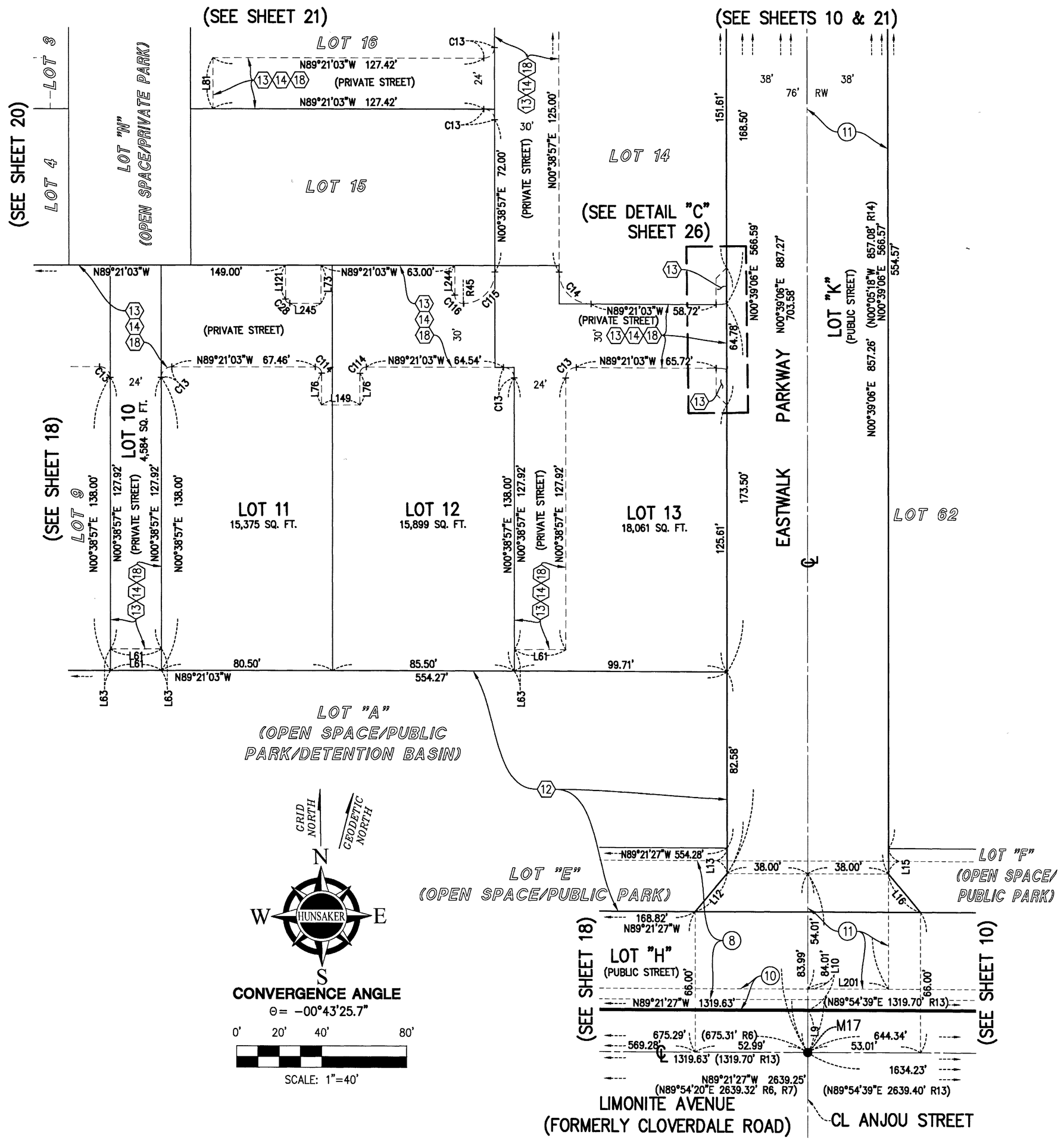
L#	BEARING	LENGTH
L73	N00°38'57"E	18.00'
L76	N00°38'57"E	15.00'
L81	N00°38'57"E	24.00'
L121	N00°38'57"E	16.00'
L149	N89°21'03"W	18.00'
L201	N89°21'27"W	38.00'
L244	N00°38'57"E	14.00'
L245	N89°21'03"W	14.64'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C28	90°00'00"	2.00'	3.14'
C114	90°00'00"	3.00'	4.71'
C115	88°59'52"	15.00'	23.30'
C116	91°00'08"	4.00'	6.35'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R45	S00°21'11"E	15.00'/4.00'	(PCC)



NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 6 THROUGH 15, AND 17 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

494
106

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

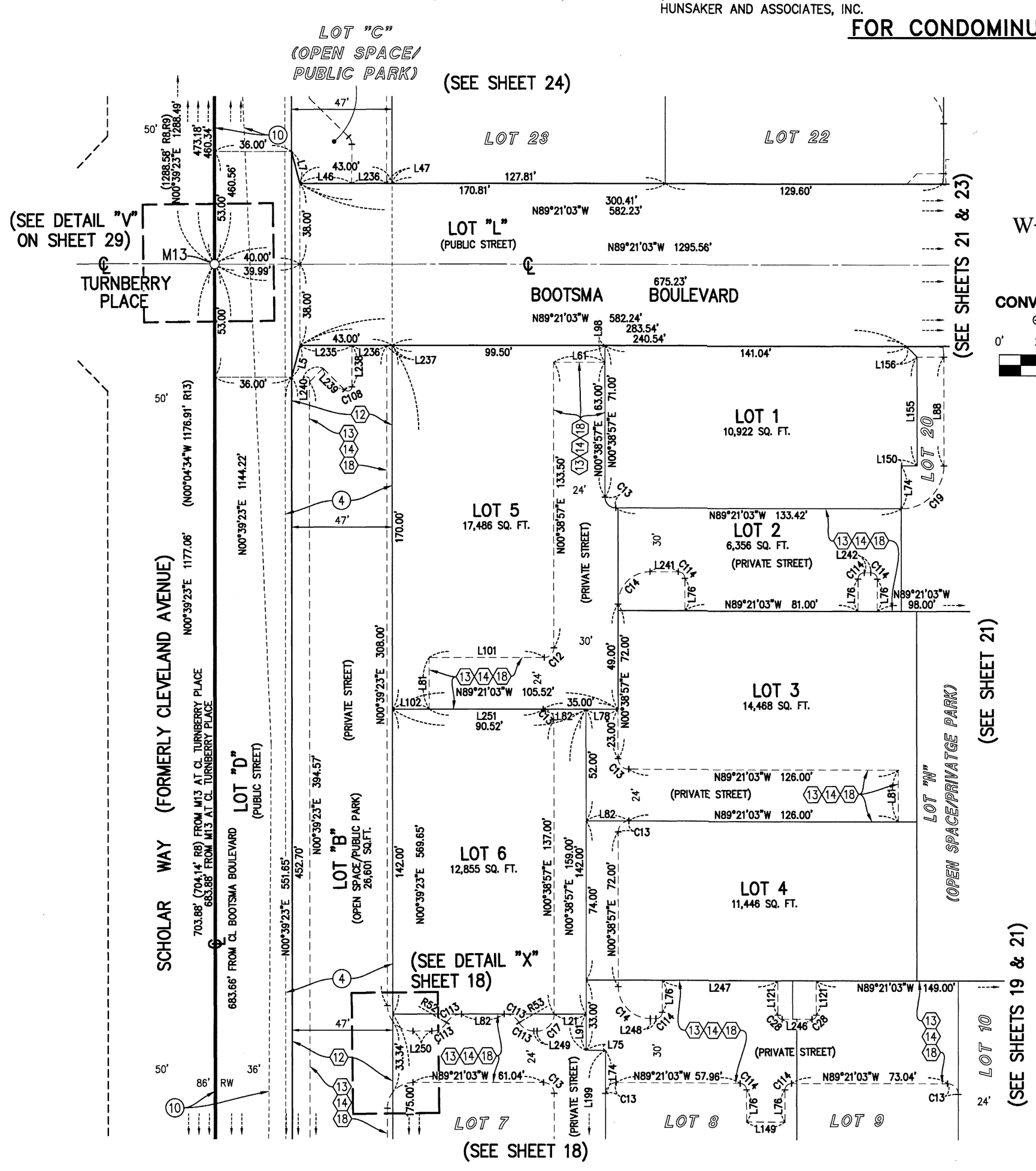
SHEET 20 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES



NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
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SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

LINE DATA

L#	BEARING	LENGTH
L5	N15°34'52"E	15.52'
L7	N14°16'54"W	15.52'
L21	N89°21'03"W	15.00'
L46	N89°21'03"W	24.21'
L47	N89°21'03"W	2.46'
L61	N89°21'03"W	24.00'
L74	N00°38'57"E	20.00'
L75	N89°21'03"W	9.00'
L76	N00°38'57"E	15.00'
L78	N89°21'03"W	15.00'
L81	N00°38'57"E	24.00'
L82	N89°21'03"W	20.00'
L88	N00°38'57"E	51.00'
L91	N00°38'57"E	17.00'
L98	N00°38'57"E	8.00'
L101	N89°21'03"W	53.79'
L102	N89°21'03"W	17.23'
L121	N00°38'57"E	16.00'
L149	N89°21'03"W	18.00'

LINE DATA

L#	BEARING	LENGTH
L150	N89°21'03"W	7.50'
L155	N00°38'57"E	51.11'
L156	N44°21'03"W	6.91'
L199	N00°38'57"E	12.16'
L235	N89°21'03"W	24.17'
L236	N89°21'03"W	16.33'
L237	N89°21'03"W	2.50'
L238	S00°39'23"W	19.54'
L239	N44°20'37"W	14.22'
L240	N45°39'23"E	9.00'
L241	N89°21'03"W	13.25'
L242	N89°21'03"W	3.00'
L246	N89°21'03"W	14.00'
L247	N89°21'03"W	54.00'
L248	N89°21'03"W	2.55'
L249	N89°21'03"W	1.50'
L250	N89°21'03"W	8.82'
L251	N89°21'03"W	53.29'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C12	90°00'00"	4.50'	7.07'
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C17	90°00'00"	8.00'	12.57'
C19	90°00'00"	20.00'	31.42'
C28	90°00'00"	2.00'	3.14'
C108	135°00'00"	2.00'	4.71'
C113	60°00'00"	8.00'	8.38'
C114	90°00'00"	3.00'	4.71'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R52	N59°21'03"W	8.00'/8.00'	(PRC)
R53	N60°38'57"E	8.00'/8.00'	(PRC)

2024-0076720
original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
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SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

LINE DATA

L#	BEARING	LENGTH
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L61	N89°21'03"W	24.00'
L73	N00°38'57"E	18.00'
L74	N00°38'57"E	20.00'
L76	N00°38'57"E	15.00'
L81	N00°38'57"E	24.00'
L85	N89°21'03"W	11.19'
L87	N00°38'57"E	12.00'
L88	N00°38'57"E	51.00'
L121	N00°38'57"E	16.00'

LINE DATA

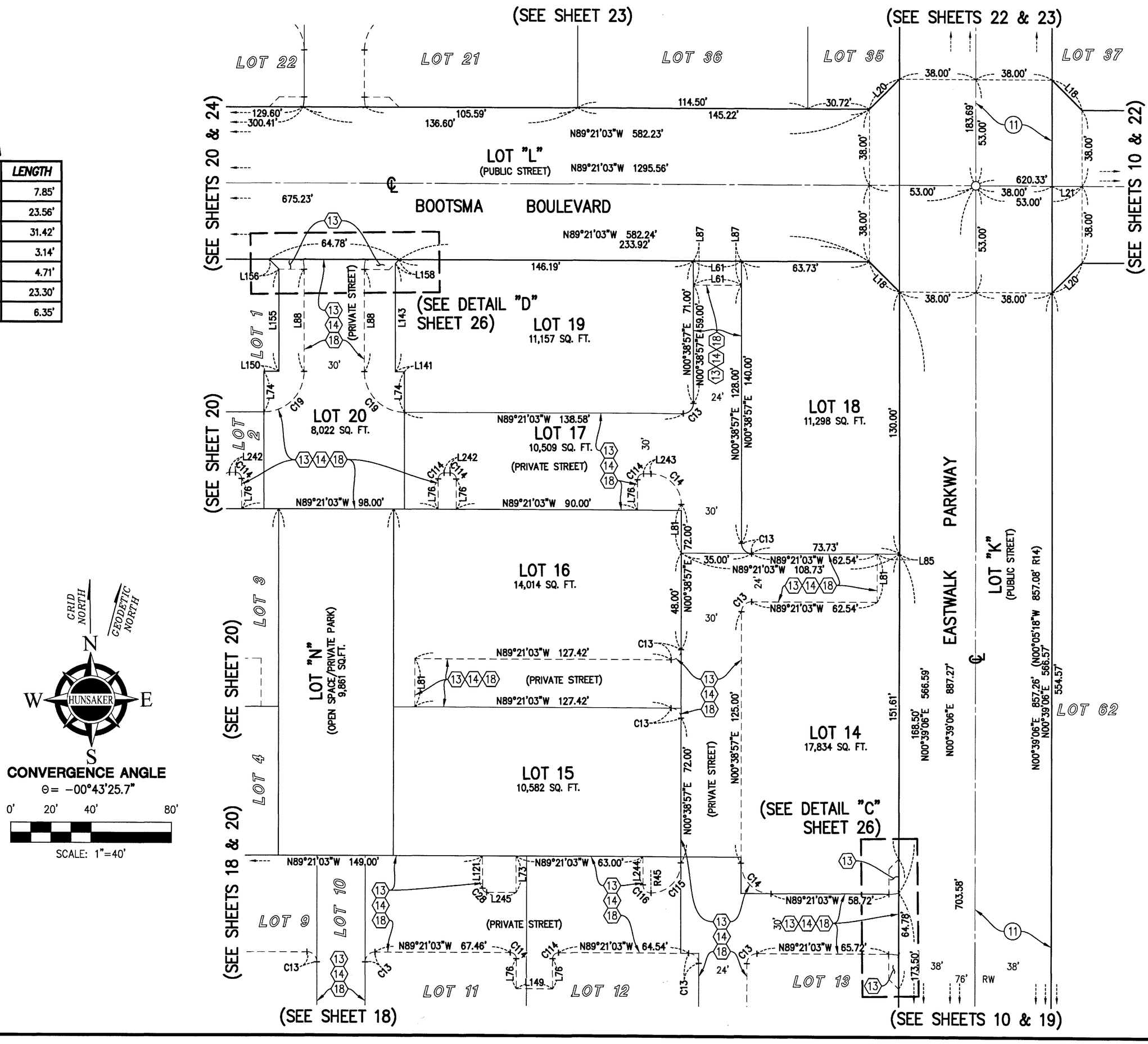
L#	BEARING	LENGTH
L141	N89°21'03"W	4.50'
L143	N00°38'57"E	54.11'
L149	N89°21'03"W	18.00'
L150	N89°21'03"W	7.50'
L155	N00°38'57"E	51.11'
L156	N44°21'03"W	6.91'
L158	N45°38'57"E	2.67'
L242	N89°21'03"W	3.00'
L243	N89°21'03"W	3.75'
L244	N00°38'57"E	14.00'
L245	N89°21'03"W	14.64'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C19	90°00'00"	20.00'	31.42'
C28	90°00'00"	2.00'	3.14'
C114	90°00'00"	3.00'	4.71'
C115	88°59'52"	15.00'	23.30'
C116	91°00'08"	4.00'	6.35'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R45	S00°21'11"E	15.00'/4.00'	(PCC)



2024-0076720
Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 22 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
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SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

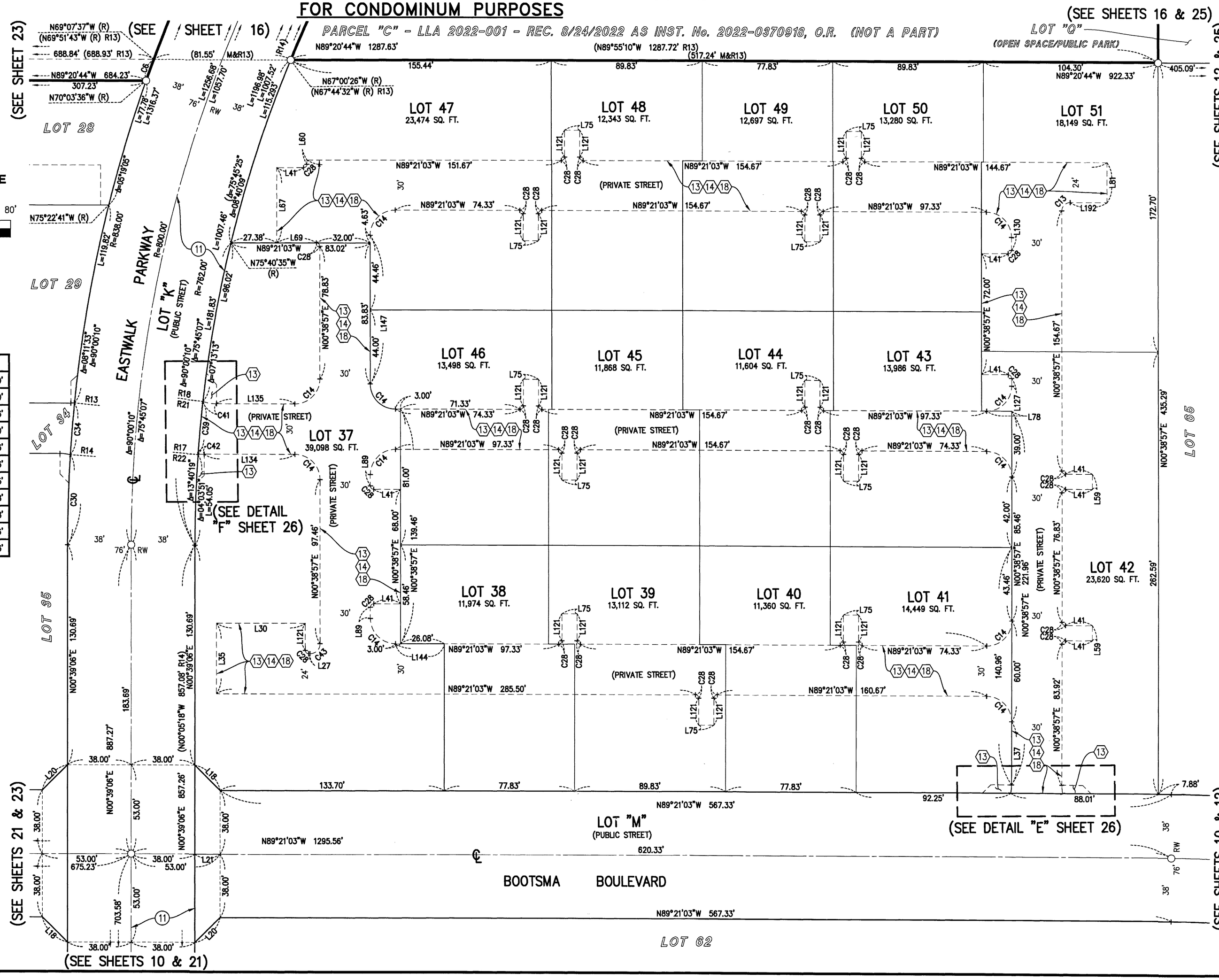
GRID NORTH / GEODETIC NORTH

N
W HUNSAKER E
S

CONVERGENCE ANGLE
Θ = -00°43'25.7"

0' 20' 40' 80'

SCALE: 1"=40'



LINE DATA

L#	BEARING	LENGTH
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L27	N89°21'03"W	0.83'
L30	N89°21'03"W	53.00'
L35	N00°38'57"E	42.00'
L37	N00°38'57"E	37.50'
L41	N89°21'03"W	16.00'
L59	N00°38'57"E	9.00'
L60	N00°38'57"E	2.63'
L67	N00°38'57"E	45.00'
L69	N89°21'03"W	23.63'
L75	N89°21'03"W	9.00'

LINE DATA

L#	BEARING	LENGTH
L78	N89°21'03"W	15.00'
L81	N00°38'57"E	24.00'
L89	N00°38'57"E	6.73'
L121	N00°38'57"E	16.00'
L127	N00°38'57"E	4.73'
L130	N00°38'57"E	7.73'
L134	N89°21'03"W	54.05'
L135	N89°21'03"W	46.68'
L144	N89°21'03"W	29.08'
L147	N00°38'57"E	88.46'
L192	N89°21'03"W	22.03'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C6	00°55'59"	838.00'	13.65'
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	15.00'	23.56'
C28	90°00'00"	2.00'	3.14'
C30	03°39'35"	838.00'	53.53'
C34	02°07'05"	838.00'	30.98'
C39	02°23'15"	762.00'	31.75'
C41	18°54'49"	25.00'	8.25'
C42	08°23'34"	25.00'	3.66'
C43	90°00'00"	6.00'	9.42'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R13	N83°34'14"W	838.00'	(R)
R14	N85°41'19"W	838.00'	(R)
R17	N85°17'03"W	762.00'	(R)
R18	N82°53'48"W	762.00'	(R)
R21	S19°33'46"W	25.00'	(R)
R22	N07°44'37"W	25.00'	(R)

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Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 23 OF 29 SHEETS

TRACT NO. 38594

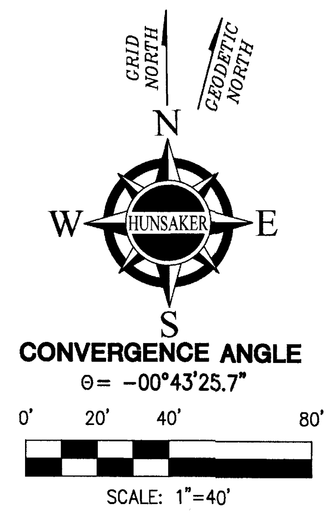
BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
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SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".



LINE DATA

L#	BEARING	LENGTH
L18	N44°20'58"W	21.21'
L20	N45°39'02"E	21.21'
L21	N89°21'03"W	15.00'
L23	N89°21'03"W	30.74'
L26	N89°21'03"W	6.03'
L61	N89°21'03"W	24.00'
L81	N00°38'57"E	24.00'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L99	N00°38'57"E	23.50'

LINE DATA

L#	BEARING	LENGTH
L104	N00°38'57"E	73.50'
L105	N89°21'03"W	98.07'
L106	N89°21'03"W	24.07'
L112	N00°38'57"E	3.00'
L121	N00°38'57"E	16.00'
L122	N89°21'03"W	7.03'
L125	N89°21'03"W	4.89'
L129	N89°21'03"W	24.14'
L141	N89°21'03"W	4.50'

CURVE DATA

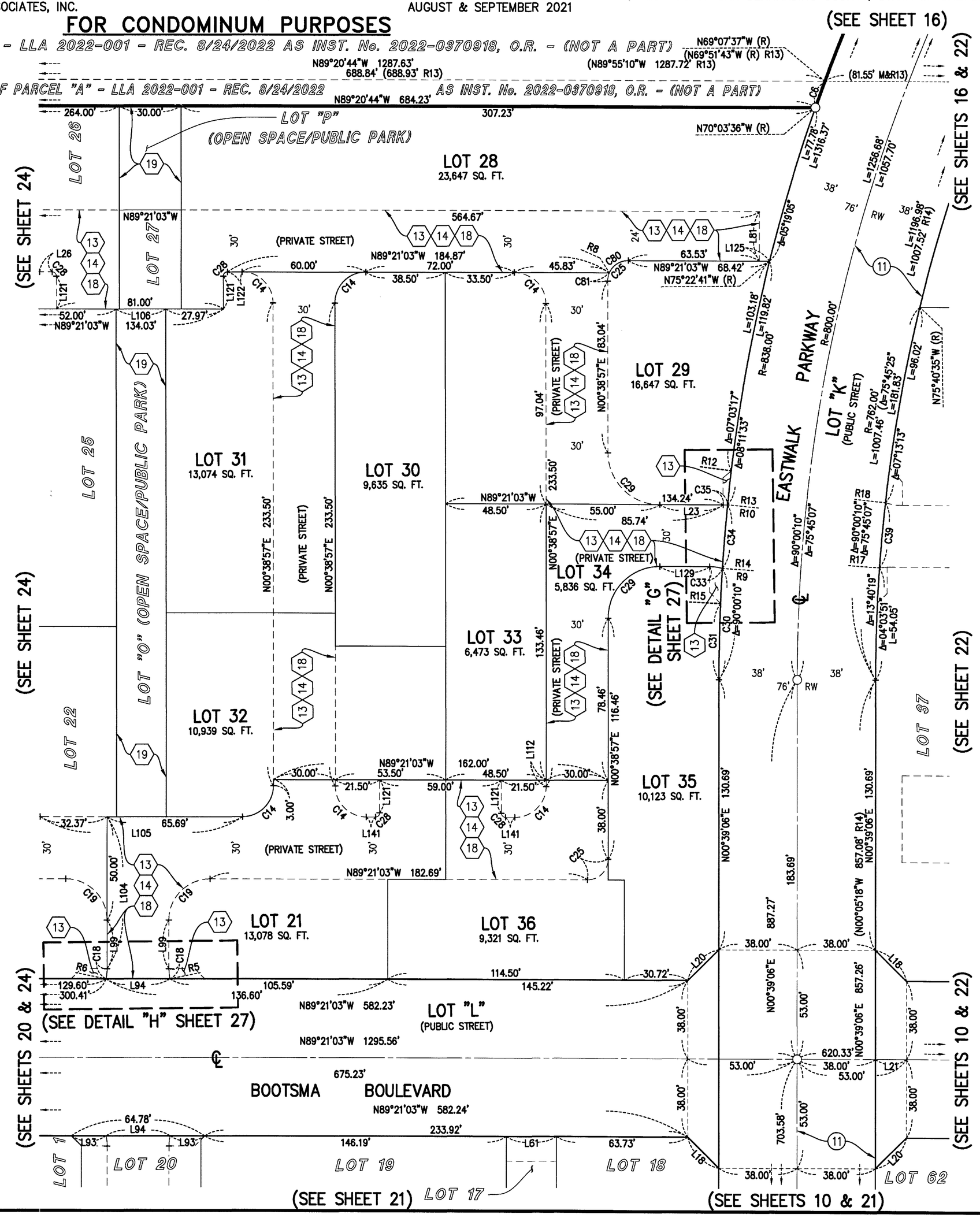
C#	DELTA	RADIUS	LENGTH
C6	00°55'59"	838.00'	13.65'
C14	90°00'00"	15.00'	23.56'
C18	11°32'13"	25.00'	5.03'
C19	90°00'00"	20.00'	31.42'
C25	90°00'00"	10.00'	15.71'
C28	90°00'00"	2.00'	3.14'
C29	90°00'00"	25.00'	39.27'
C30	03°39'35"	838.00'	53.53'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C31	02°30'19"	838.00'	36.64'
C33	14°21'47"	25.00'	6.27'
C34	02°07'05"	838.00'	30.98'
C35	04°55'14"	25.00'	2.15'
C39	02°23'15"	762.00'	31.75'
C80	66°25'18"	10.00'	11.59'
C81	23°34'42"	10.00'	4.12'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R8	N65°46'21"W	10.00'	(R)
R9	N15°00'44"E	25.00'	(R)
R10	S04°16'17"E	25.00'	(R)
R12	N82°25'58"W	838.00'	(R)
R13	N83°34'14"W	838.00'	(R)
R14	N85°41'19"W	838.00'	(R)
R15	N86°50'36"W	838.00'	(R)
R17	N85°17'03"W	762.00'	(R)
R18	N82°53'48"W	762.00'	(R)



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Original

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

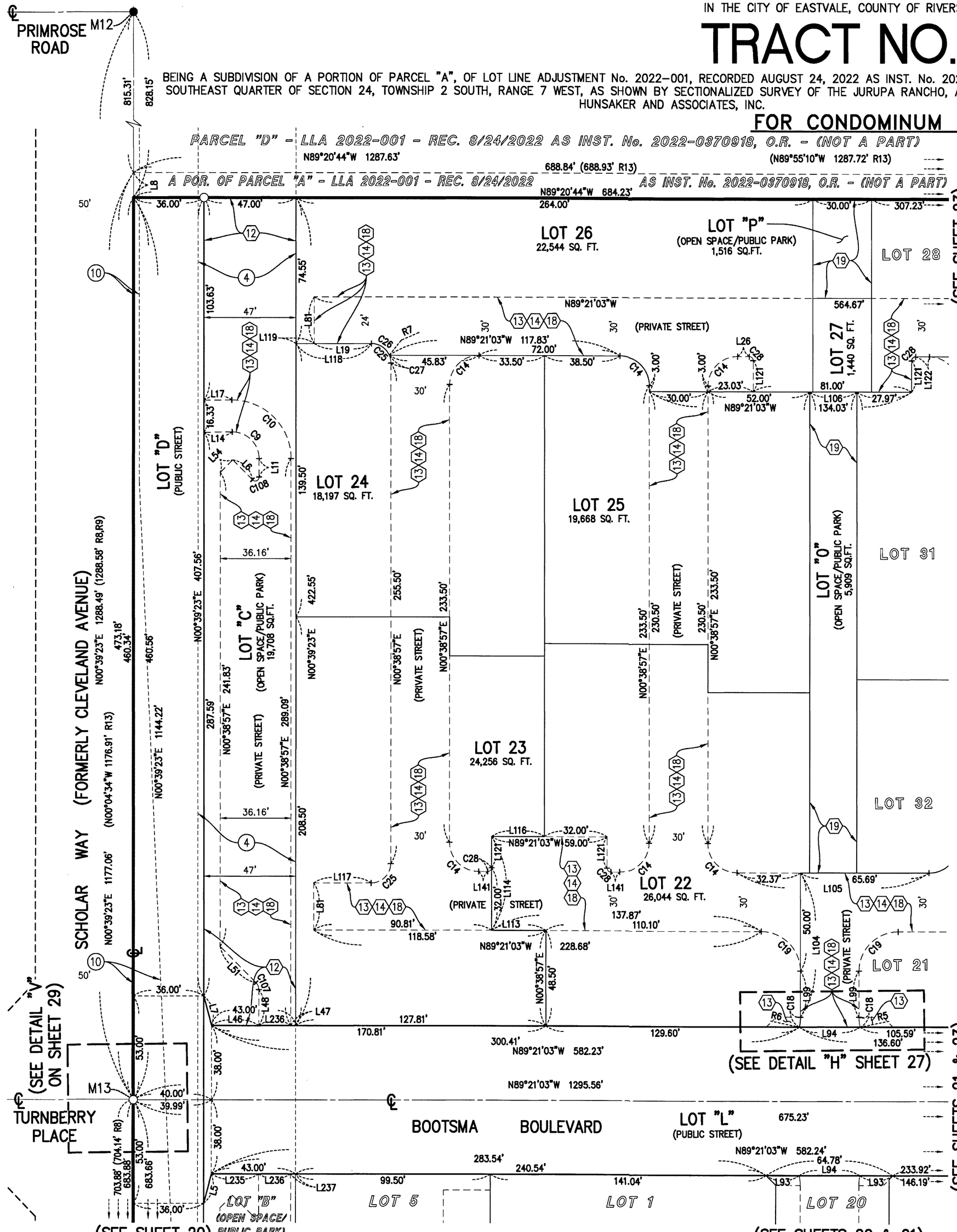
SHEET 24 OF 29 SHEETS

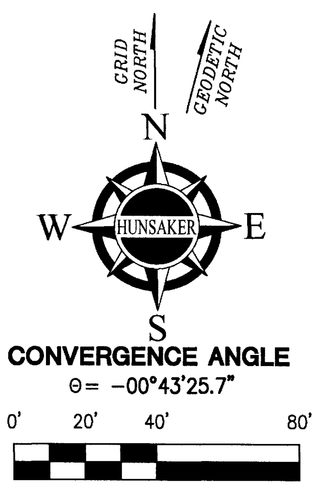
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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES





NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 6 THROUGH 15, AND 17 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

LINE DATA

L#	BEARING	LENGTH
L5	N15°34'52"E	15.52'
L6	N44°21'03"W	14.22'
L7	N14°16'54"W	15.52'
L8	N00°39'23"E	12.84'
L11	N00°38'57"E	9.37'
L14	N90°00'00"W	14.35'
L17	N90°00'00"W	14.16'
L19	N89°21'03"W	29.07'
L26	N89°21'03"W	6.03'
L46	N89°21'03"W	24.21'
L47	N89°21'03"W	2.46'
L48	N00°38'57"E	18.26'
L51	N44°21'03"W	25.97'
L54	N45°38'57"E	9.00'
L81	N00°38'57"E	24.00'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L99	N00°38'57"E	23.50'

LINE DATA

L#	BEARING	LENGTH
L104	N00°38'57"E	73.50'
L105	N89°21'03"W	98.07'
L106	N89°21'03"W	24.07'
L113	N89°21'03"W	27.77'
L114	N00°38'57"E	48.00'
L116	N89°21'03"W	27.00'
L117	N89°21'03"W	29.31'
L118	N89°21'03"W	38.50'
L119	N89°21'03"W	9.43'
L121	N00°38'57"E	16.00'
L122	N89°21'03"W	7.03'
L141	N89°21'03"W	4.50'
L235	N89°21'03"W	24.17'
L236	N89°21'03"W	16.33'
L237	N89°21'03"W	2.50'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C9	90°38'57"	13.67'	21.62'
C10	90°38'57"	30.00'	47.46'
C14	90°00'00"	15.00'	23.56'
C18	11°32'13"	25.00'	5.03'
C19	90°00'00"	20.00'	31.42'
C25	90°00'00"	10.00'	15.71'
C26	66°25'19"	10.00'	11.59'
C27	23°34'41"	10.00'	4.12'
C28	90°00'00"	2.00'	3.14'
C107	45°00'00"	5.00'	3.93'
C108	135°00'00"	2.00'	4.71'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R7	N67°04'16"E	10.00'	(R)

2024-0076720
Original
494
111

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 25 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINUM PURPOSES

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R11	N07°53'52"W	762.00'	(R)
R23	N67°15'00"E	25.00'	(R)
R24	N85°26'18"W	25.00'	(R)
R25	S73°42'07"W	838.00'	(R)
R26	S23°44'52"E	25.00'	(R)
R27	N04°27'20"W	25.00'	(R)
R29	N10°17'26"W	762.00'	(R)
R30	S78°06'24"W	838.00'	(R)
R31	S76°57'11"W	838.00'	(R)
R32	S74°50'37"W	838.00'	(R)
R46	S84°21'01"W	10.00'/465.00'	(PRC)
R47	S84°15'24"W	465.00'	(R)
R48	S76°00'11"W	465.00'	(R)
R49	S75°52'36"W	465.00'/10.00'	(PRC)
R50	N85°47'39"E	265.00'/25.00'	(PRC)
R51	N87°39'50"E	235.00'/25.00'	(PCC)

LINE DATA

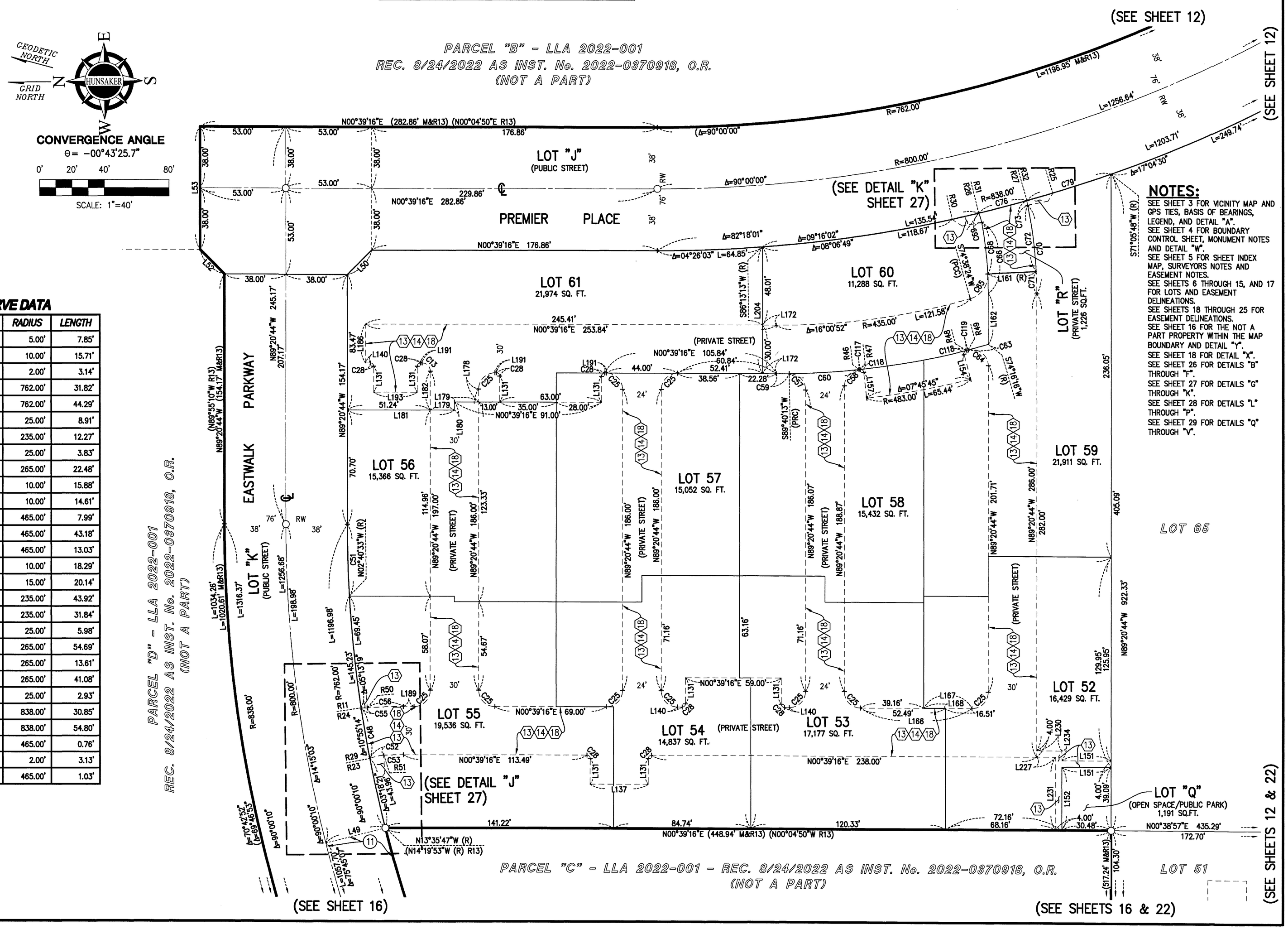
L#	BEARING	LENGTH
L49	N13°35'47"W	(38.00' M&R14)
	(N14°19'53"W (R)	M&R14)
L50	N44°20'44"W	21.21'
L52	N45°39'16"E	(21.21' M&R13)
	(N44°55'10"E R13)	
L53	N89°20'44"W	(76.00' M&R13)
	(N89°55'10"W R13)	
L131	N89°20'44"W	16.00'
L137	N00°39'16"E	36.00'
L140	N00°39'16"E	3.00'
L151	N00°39'16"E	30.48'
L152	N89°20'44"W	39.09'
L154	N76°14'55"E (R)	16.00'
L157	N84°00'40"E (R)	16.00'
L161	N02°17'20"W (R)	30.00'
L162	N89°20'44"W	31.12'
L166	N00°39'16"E	69.00'
L167	N00°39'16"E	29.84'
L168	N00°39'16"E	13.33'
L172	N00°39'16"E	8.43'
L178	N89°20'44"W	8.00'
L179	N00°39'16"E	15.00'
L180	N89°20'44"W	4.97'
L181	N00°39'16"E	66.24'
L182	N89°20'44"W	23.97'
L186	N89°20'44"W	24.00'
L189	N00°39'16"E	6.49'
L191	N00°39'16"E	1.00'
L193	N00°39'16"E	27.00'
L204	N89°20'44"W	78.01'
L227	N00°39'16"E	11.67'
L230	N00°39'16"E	15.67'
L231	N89°20'44"W	45.24'
L234	N89°20'44"W	6.15'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C13	90°00'00"	5.00'	7.85'
C25	90°00'00"	10.00'	15.71'
C28	90°00'00"	2.00'	3.14'
C48	02°23'34"	762.00'	31.82'
C51	03°19'49"	762.00'	44.29'
C52	20°24'50"	25.00'	8.91'
C53	02°59'26"	235.00'	12.27'
C55	08°46'03"	25.00'	3.83'
C56	04°51'37"	265.00'	22.48'
C57	90°59'03"	10.00'	15.88'
C58	83°41'45"	10.00'	14.61'
C59	00°59'03"	465.00'	7.99'
C60	05°19'12"	465.00'	43.18'
C63	01°36'20"	465.00'	13.03'
C64	104°46'40"	10.00'	18.29'
C65	76°55'44"	15.00'	20.14'
C66	10°42'25"	235.00'	43.92'
C68	07°45'49"	235.00'	31.84'
C69	13°41'43"	25.00'	5.98'
C70	11°49'31"	265.00'	54.69'
C71	02°56'36"	265.00'	13.61'
C72	08°52'55"	265.00'	41.08'
C73	06°42'55"	25.00'	2.93'
C76	02°06'34"	838.00'	30.85'
C79	03°44'49"	838.00'	54.80'
C117	00°05'37"	465.00'	0.76'
C118	89°45'16"	2.00'	3.13'
C119	00°07'35"	465.00'	1.03'

GEODETIC NORTH
GRID NORTH
HUNSAKER

CONVERGENCE ANGLE
Θ= -00°43'25.7"
0' 20' 40' 80'
SCALE: 1"=40'



NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
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SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

2024-0076720
Original

494/112

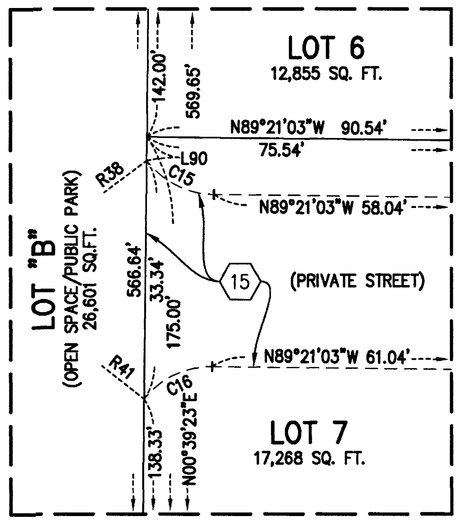
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

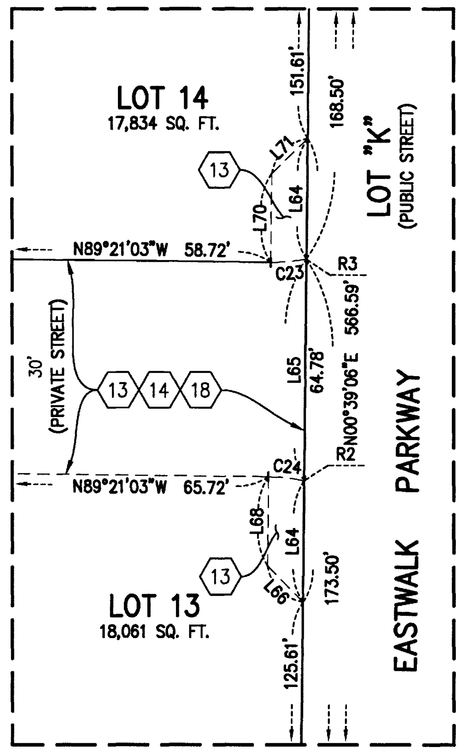
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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

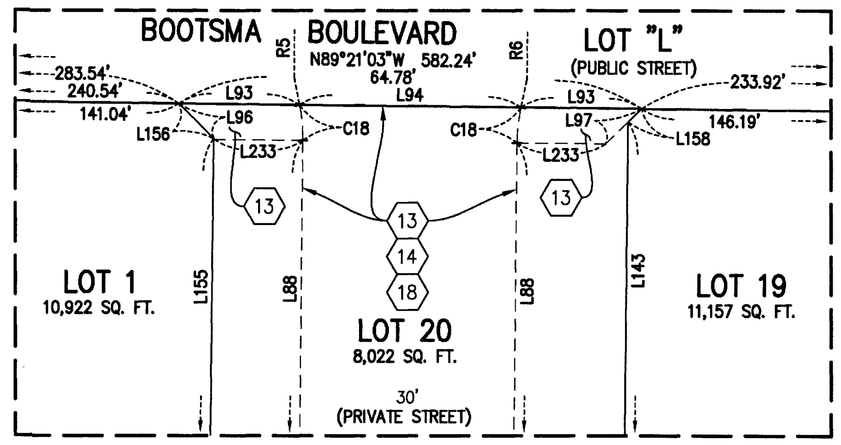
FOR CONDOMINUM PURPOSES



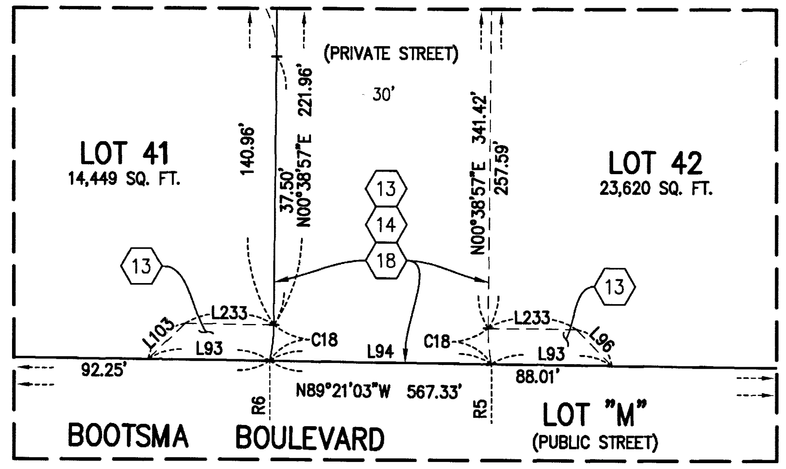
DETAIL "B"
SCALE: 1" = 20'
(SEE SHEETS 6 & 8)



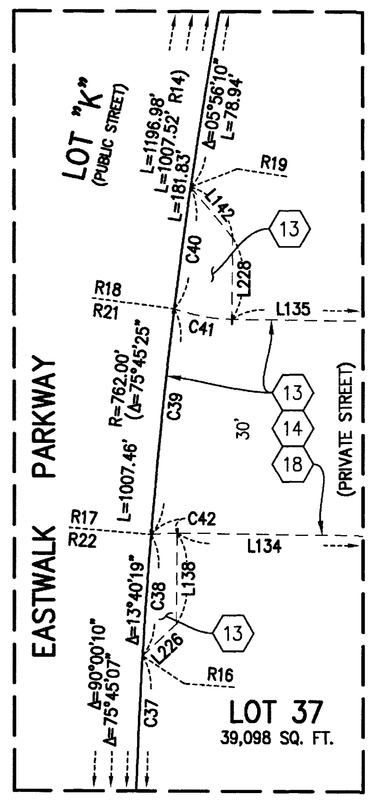
DETAIL "C"
SCALE: 1" = 20'
(SEE SHEETS 19 & 21)



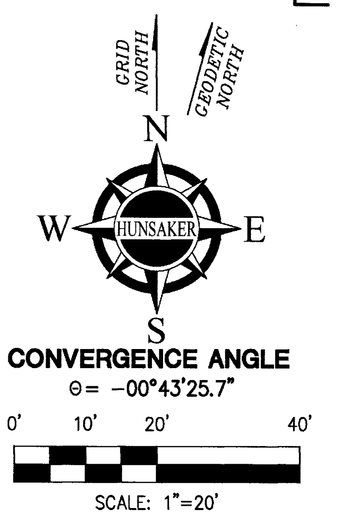
DETAIL "D"
SCALE: 1" = 20'
(SEE SHEET 21)



DETAIL "E"
SCALE: 1" = 20'
(SEE SHEET 22)



DETAIL "F"
SCALE: 1" = 20'
(SEE SHEET 22)



CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 10' 20' 40'

SCALE: 1"=20'

NOTES:

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SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

LINE DATA

L#	BEARING	LENGTH
L64	N00°39'06"E	16.88'
L65	N00°39'06"E	31.01'
L66	N44°20'54"W	7.07'
L68	N00°38'57"E	12.39'
L70	N00°38'57"E	12.38'
L71	N45°39'06"E	7.07'
L88	N00°38'57"E	51.00'
L90	N00°39'23"E	3.33'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L96	N44°21'03"W	7.07'
L97	N45°38'57"E	7.07'

LINE DATA

L#	BEARING	LENGTH
L103	N45°39'02"E	7.07'
L134	N89°21'03"W	54.05'
L135	N89°21'03"W	46.68'
L138	N00°38'57"E	12.62'
L142	N40°11'59"W	9.16'
L143	N00°38'57"E	54.11'
L155	N00°38'57"E	51.11'
L156	N44°21'03"W	6.91'
L158	N45°38'57"E	2.67'
L226	N46°45'31"E	6.46'
L228	N00°38'57"E	11.36'
L233	N89°21'03"W	12.39'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C15	52°20'55"	12.00'	10.96'
C16	52°20'04"	12.00'	10.96'
C18	11°32'13"	25.00'	5.03'
C23	11°32'04"	25.00'	5.03'
C24	11°32'22"	25.00'	5.04'
C37	02°47'45"	762.00'	37.18'
C38	01°16'06"	762.00'	16.87'
C39	02°23'15"	762.00'	31.75'
C40	01°17'03"	762.00'	17.08'
C41	18°54'49"	25.00'	8.25'
C42	08°23'34"	25.00'	3.66'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R2	N12°11'19"E	25.00'	(R)
R3	S10°53'07"E	25.00'	(R)
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R16	N86°33'09"W	762.00'	(R)
R17	N85°17'03"W	762.00'	(R)
R18	N82°53'48"W	762.00'	(R)
R19	N81°36'45"W	762.00'	(R)
R21	S19°33'46"W	25.00'	(R)
R22	N07°44'37"W	25.00'	(R)
R38	S52°59'52"W	12.00'	(R)
R41	N51°41'07"W	12.00'	(R)

66

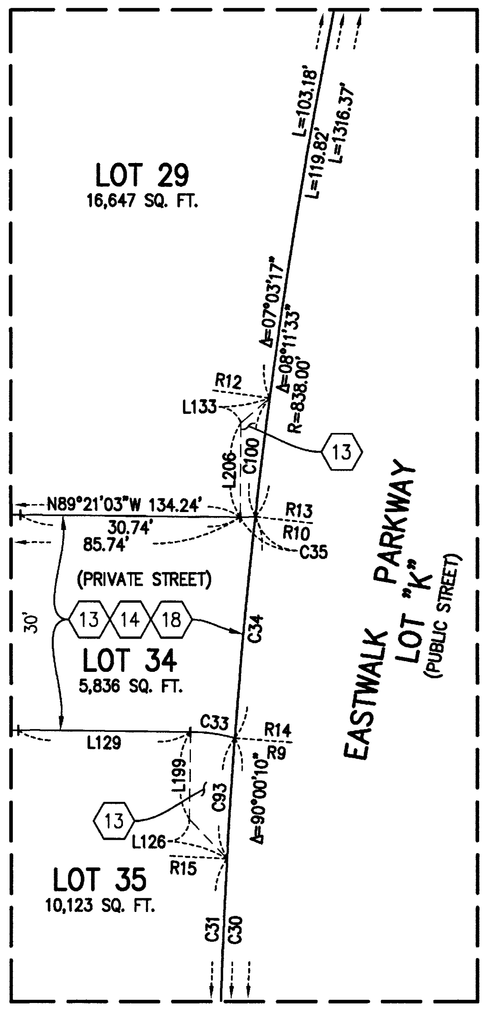
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

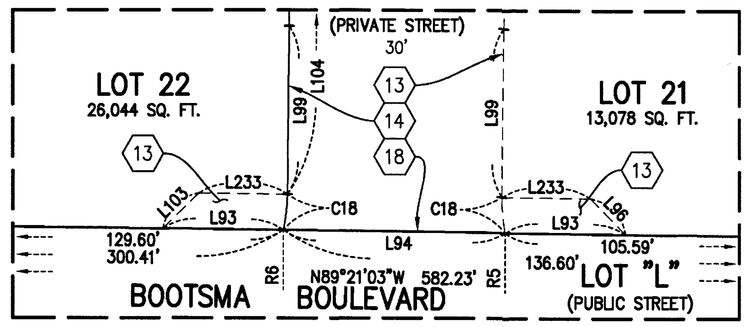
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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

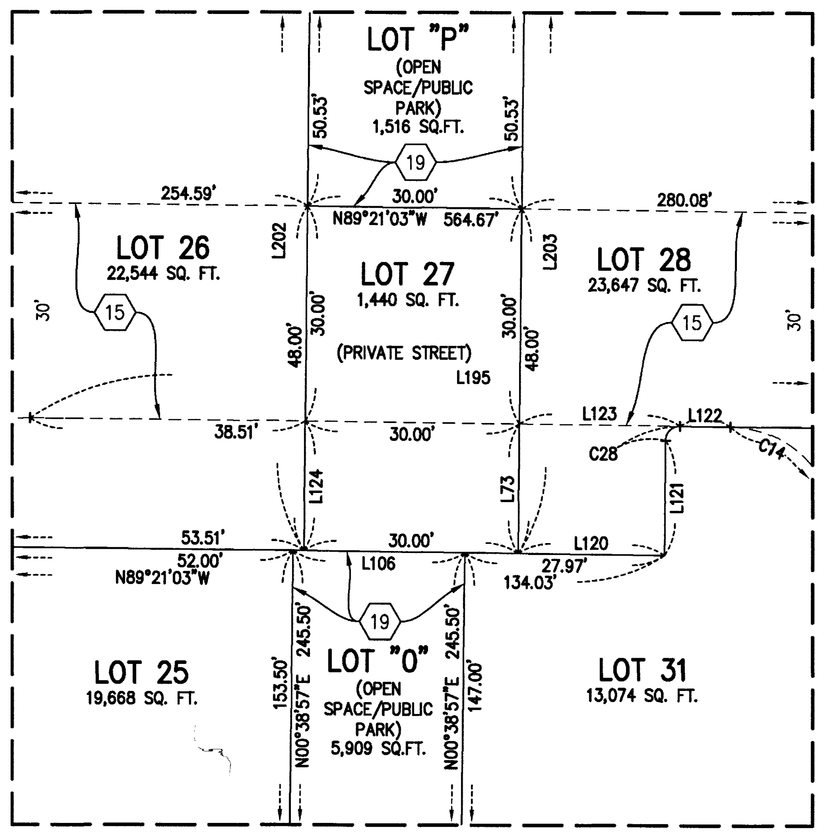
FOR CONDOMINUM PURPOSES



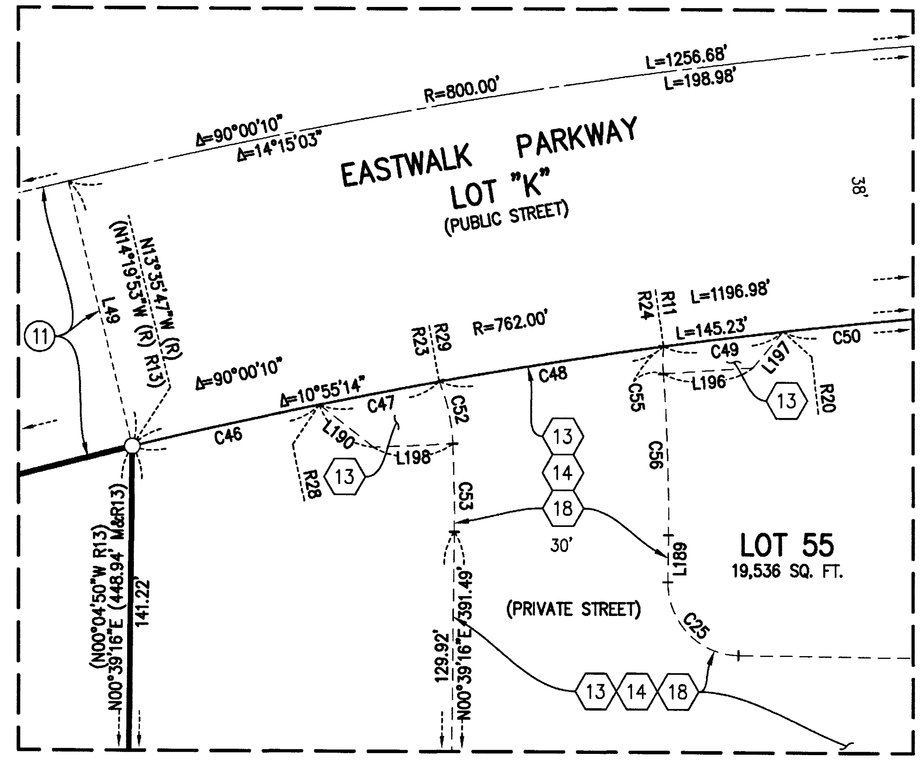
DETAIL "G"
SCALE: 1" = 20'
(SEE SHEET 23)



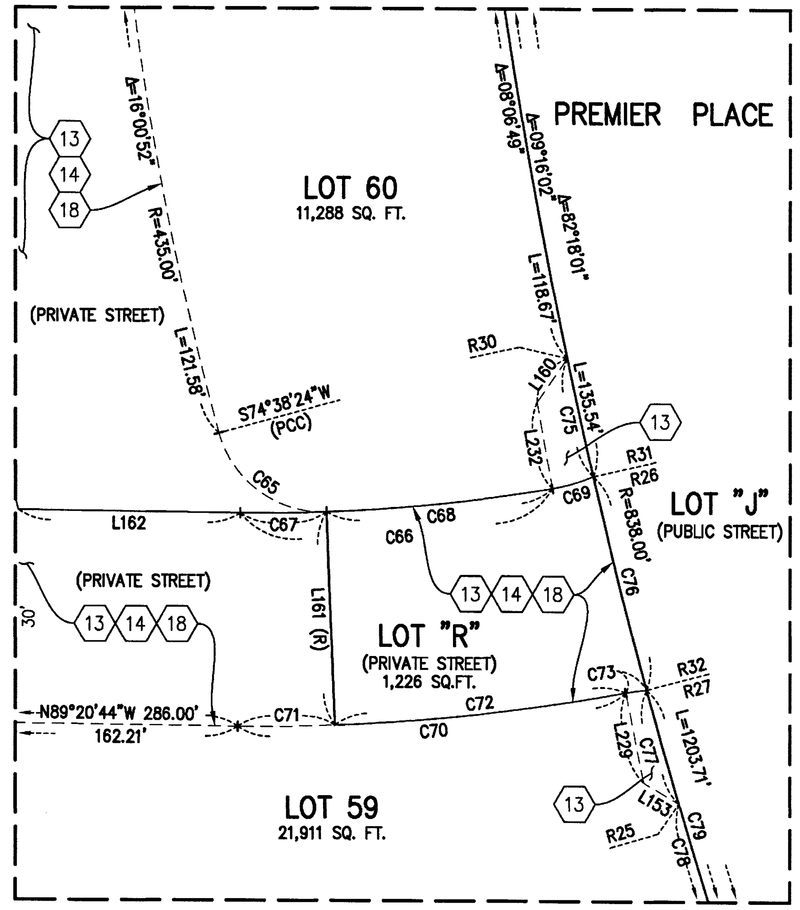
DETAIL "H"
SCALE: 1" = 20'
(SEE SHEETS 23 & 24)



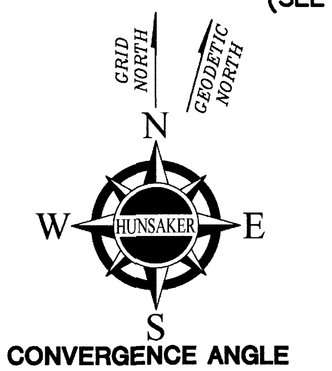
DETAIL "I"
SCALE: 1" = 20'
(SEE SHEETS 14 & 15)



DETAIL "J"
SCALE: 1" = 20'
(SEE SHEET 25)



DETAIL "K"
SCALE: 1" = 20'
(SEE SHEET 25)



CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 10' 20' 40'
SCALE: 1"=20'

NOTES:

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SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

LINE DATA

L#	BEARING	LENGTH
L49	N13°35'47"W	(38.00' M&R14)
	(N14°19'53"W (R)	M&R14)
L73	N00°38'57"E	18.00'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L96	N44°21'03"W	7.07'
L99	N00°38'57"E	23.50'
L103	N45°39'02"E	7.07'
L104	N00°38'57"E	73.50'
L106	N89°21'03"W	24.07'
L120	N89°21'03"W	20.52'
L121	N00°38'57"E	16.00'
L122	N89°21'03"W	7.03'
L123	N89°21'03"W	22.52'
L124	N00°38'58"E	18.00'
L126	N43°21'17"W	7.62'
L129	N89°21'03"W	24.14'
L133	N49°22'28"E	5.30'

LINE DATA

L#	BEARING	LENGTH
L153	N58°59'55"W	5.73'
L160	N34°17'07"E	7.45'
L161	N02°17'20"W (R)	30.00'
L162	N89°20'44"W	31.12'
L189	N00°39'16"E	6.49'
L190	N52°14'14"W	9.57'
L195	N89°21'03"W	275.90'
L196	N85°47'39"E (PRC)	12.59'
L197	N39°52'20"E	6.56'
L198	N87°39'50"E (PCC)	11.15'
L199	N00°38'57"E	12.16'
L202	N00°38'58"E	98.53'
L203	N00°38'57"E	98.53'
L206	N00°38'57"E	13.13'
L229	N11°10'15"W (PRC)	12.97'
L232	N10°03'09"W (PCC)	12.24'
L233	N89°21'03"W	12.39'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C14	90°00'00"	15.00'	23.56'
C18	11°32'13"	25.00'	5.03'
C25	90°00'00"	10.00'	15.71'
C28	90°00'00"	2.00'	3.14'
C30	03°39'35"	838.00'	53.53'
C31	02°30'19"	838.00'	36.64'
C33	14°21'47"	25.00'	6.27'
C34	02°07'05"	838.00'	30.98'
C35	04°55'14"	25.00'	2.15'
C46	02°01'13"	762.00'	26.87'
C47	01°17'08"	762.00'	17.10'
C48	02°23'34"	762.00'	31.82'
C49	01°16'09"	762.00'	16.88'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C50	03°57'10"	762.00'	52.57'
C52	20°24'50"	25.00'	8.91'
C53	02°59'26"	235.00'	12.27'
C55	08°46'03"	25.00'	3.83'
C56	04°51'37"	265.00'	22.48'
C65	76°55'44"	15.00'	20.14'
C66	10°42'25"	235.00'	43.92'
C67	02°56'36"	235.00'	12.07'
C68	07°45'49"	235.00'	31.84'
C69	13°41'43"	25.00'	5.98'
C70	11°49'31"	265.00'	54.69'
C71	02°56'36"	265.00'	13.61'
C72	08°52'55"	265.00'	41.08'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C73	06°42'55"	25.00'	2.93'
C75	01°09'13"	838.00'	16.87'
C76	02°06'34"	838.00'	30.85'
C77	01°08'30"	838.00'	16.70'
C78	02°36'19"	838.00'	38.10'
C79	03°44'49"	838.00'	54.80'
C93	01°09'16"	838.00'	16.89'
C100	01°08'16"	838.00'	16.64'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R9	N15°00'44"E	25.00'	(R)
R10	S04°16'17"E	25.00'	(R)
R11	N07°53'52"W	762.00'	(R)
R12	N82°25'58"W	838.00'	(R)
R13	N83°34'14"W	838.00'	(R)
R14	N85°41'19"W	838.00'	(R)
R15	N86°50'36"W	838.00'	(R)
R20	N06°37'43"W	762.00'	(R)
R23	N67°15'00"E	25.00'	(R)
R24	N85°26'18"W	25.00'	(R)
R25	S73°42'07"W	838.00'	(R)
R26	S23°44'52"E	25.00'	(R)
R27	N04°27'20"W	25.00'	(R)
R28	N11°34'34"W	762.00'	(R)
R29	N10°17'26"W	762.00'	(R)
R30	S78°06'24"W	838.00'	(R)
R31	S76°57'11"W	838.00'	(R)
R32	S74°50'37"W	838.00'	(R)

2024-0076720
Original

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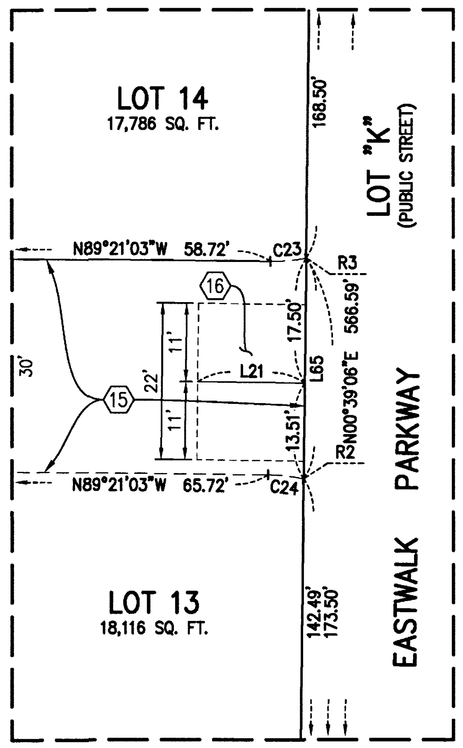
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

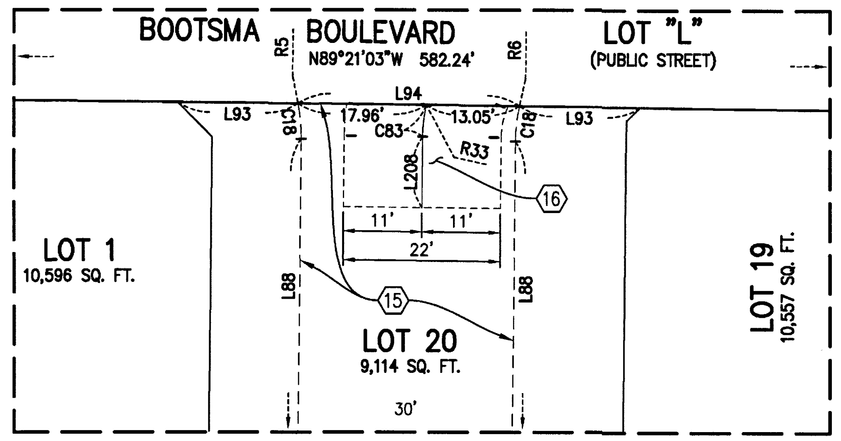
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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

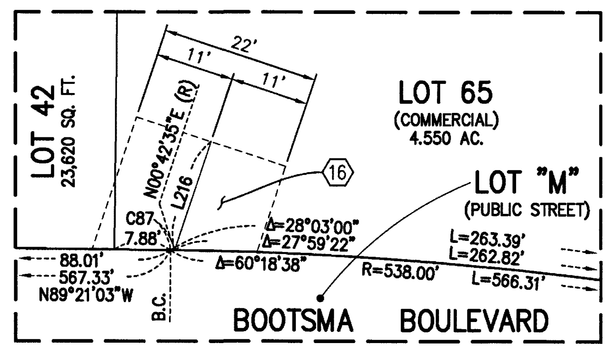
FOR CONDOMINUM PURPOSES



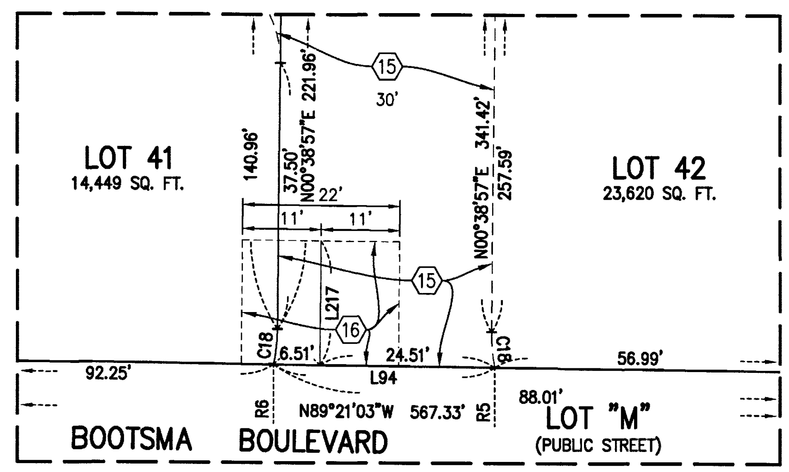
DETAIL "L"
SCALE: 1" = 20'
(SEE SHEETS 7 & 9)



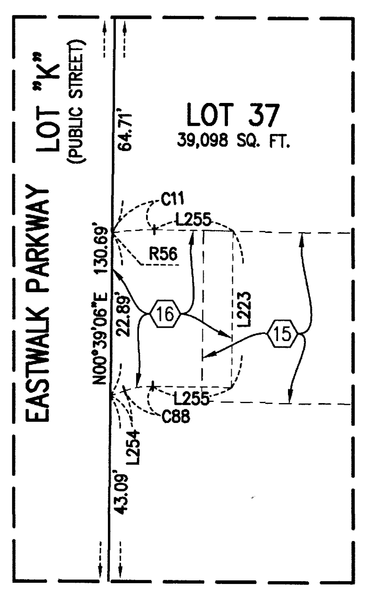
DETAIL "M"
SCALE: 1" = 20'
(SEE SHEET 9)



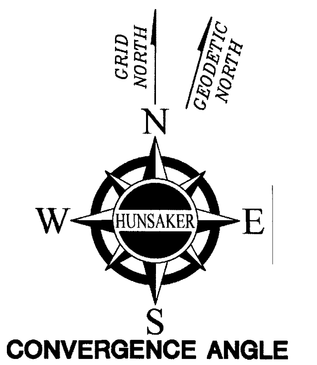
DETAIL "N"
SCALE: 1" = 20'
(SEE SHEETS 12 & 13)



DETAIL "O"
SCALE: 1" = 20'
(SEE SHEET 13)



DETAIL "P"
SCALE: 1" = 20'
(SEE SHEET 13)



CONVERGENCE ANGLE
Θ= -00°43'25.7"

0' 10' 20' 40'
SCALE: 1"=20'

LINE DATA

L#	BEARING	LENGTH
L21	N89°21'03"W	15.00'
L65	N00°39'06"E	31.01'
L88	N00°38'57"E	51.00'
L93	N89°21'03"W	16.88'
L94	N89°21'03"W	31.01'
L208	N00°37'50"E	9.99'
L216	N18°24'57"E	16.11'
L217	N00°38'57"E	17.45'
L223	N00°38'57"E	22.00'
L254	N70°39'06"E	2.11'
L255	N89°21'03"W	11.00'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C11	10°10'14"	33.50'	5.95'
C18	11°32'13"	25.00'	5.03'
C23	11°32'04"	25.00'	5.03'
C24	11°32'22"	25.00'	5.04'
C83	11°34'00"	22.50'	4.54'
C87	00°03'38"	538.00'	0.57'

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R2	N12°11'19"E	25.00'	(R)
R3	S10°53'07"E	25.00'	(R)
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R33	N77°48'10"W	22.50'	(R)
R56	N09°31'17"W	33.50'	(R)

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 4 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAIL "W".
SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 6 THROUGH 15, AND 17 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEETS 18 THROUGH 25 FOR EASEMENT DELINEATIONS.
SEE SHEET 16 FOR THE NOT A PART PROPERTY WITHIN THE MAP BOUNDARY AND DETAIL "Y".
SEE SHEET 18 FOR DETAIL "X".
SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".

101

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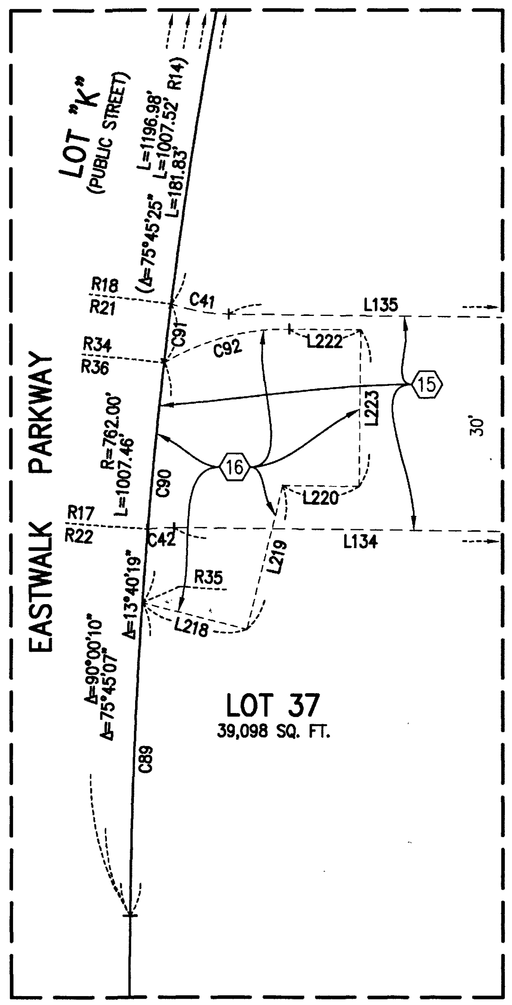
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38594

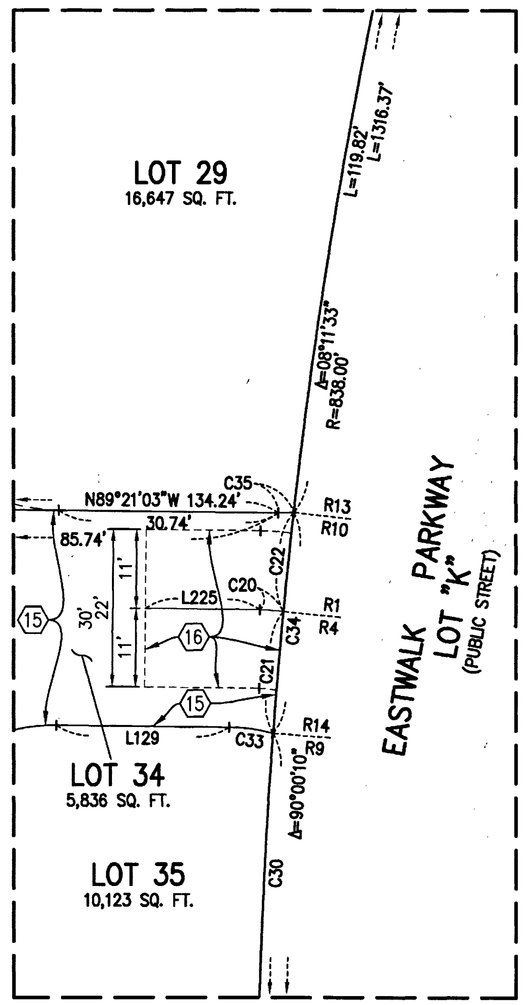
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HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

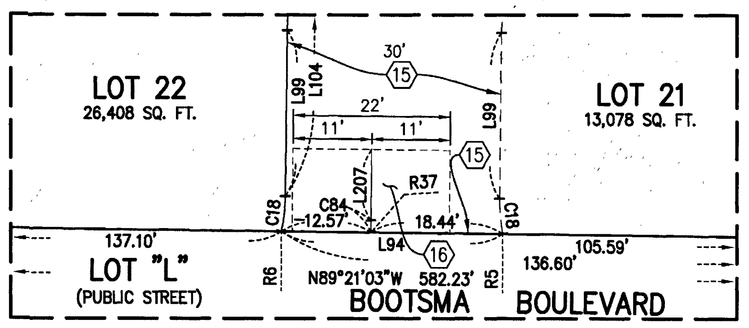
FOR CONDOMINUM PURPOSES



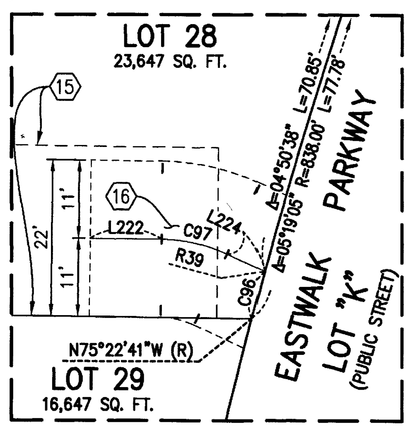
DETAIL "Q"
SCALE: 1" = 20'
(SEE SHEET 13)



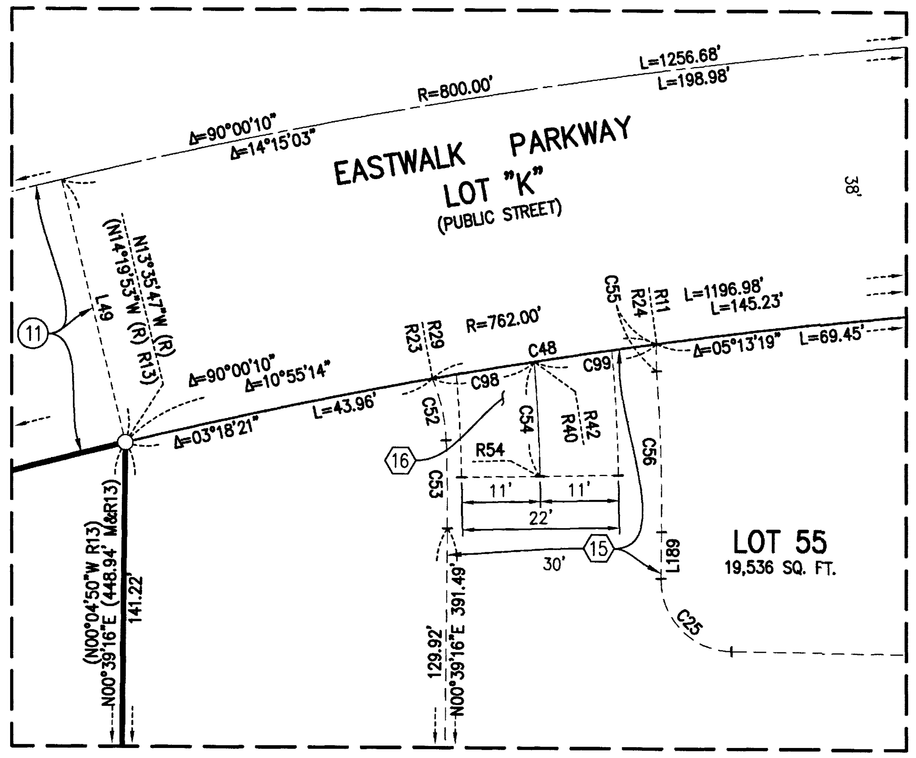
DETAIL "R"
SCALE: 1" = 20'
(SEE SHEET 14)



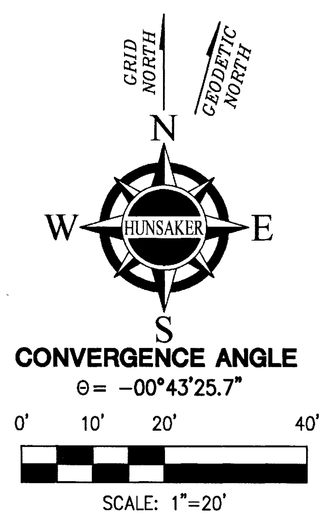
DETAIL "S"
SCALE: 1" = 20'
(SEE SHEETS 14 & 15)



DETAIL "T"
SCALE: 1" = 20'
(SEE SHEET 14)

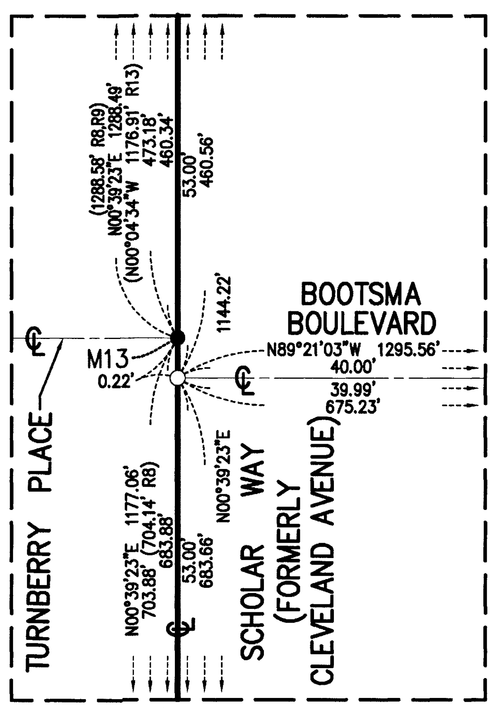


DETAIL "U"
SCALE: 1" = 20'
(SEE SHEET 17)



CONVERGENCE ANGLE
Θ= -00°43'25.7"

SCALE: 1"=20'



DETAIL "V"
NO SCALE
(SEE SHEETS 8, 15, 20 & 24)

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R1	N09°07'52"E	22.50'	(R)
R4	N84°31'15"W	838.00'	(R)
R5	N79°06'44"E	25.00'	(R)
R6	N77°48'50"W	25.00'	(R)
R9	N15°00'44"E	25.00'	(R)
R10	S04°16'17"E	25.00'	(R)
R11	N07°53'52"W	762.00'	(R)
R13	N83°34'14"W	838.00'	(R)
R14	N85°41'19"W	838.00'	(R)
R17	N85°17'03"W	762.00'	(R)
R18	N82°53'48"W	762.00'	(R)
R21	S19°33'46"W	25.00'	(R)

RADIAL DATA

R#	BEARING	RADIUS	TYPE
R22	N07°44'37"W	25.00'	(R)
R23	N67°15'00"E	25.00'	(R)
R24	N85°26'18"W	25.00'	(R)
R29	N10°17'26"W	762.00'	(R)
R34	N30°52'53"W	33.50'	(R)
R35	N86°03'26"W	762.00'	(R)
R36	N83°31'26"W	762.00'	(R)
R37	S86°19'46"W	22.50'	(R)
R39	N74°54'14"W	838.00'	(R)
R40	N85°13'03"E	248.00'	(R)
R42	N09°12'10"W	762.00'	(R)
R54	N88°42'14"E	248.00'	(R)

LINE DATA

L#	BEARING	LENGTH
L49	N13°35'47"W	(38.00' M&R14)
	(N14°19'53"W (R)	M&R14)
L94	N89°21'03"W	31.01'
L99	N00°38'57"E	23.50'
L104	N00°38'57"E	73.50'
L129	N89°21'03"W	24.14'
L134	N89°21'03"W	54.05'
L135	N89°21'03"W	46.68'
L189	N00°39'16"E	6.49'
L207	N00°37'50"E	10.01'
L218	N75°50'34"W	15.11'
L219	N14°09'26"E	20.63'
L220	N89°21'03"W	10.68'
L222	N89°21'03"W	10.00'
L223	N00°38'57"E	22.00'
L224	N65°24'35"W	5.77'
L225	N89°21'03"W	16.01'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C18	11°32'13"	25.00'	5.03'
C20	08°28'55"	22.50'	3.33'
C21	01°10'04"	838.00'	17.08'
C22	00°57'01"	838.00'	13.90'
C25	90°00'00"	10.00'	15.71'
C30	03°39'35"	838.00'	53.53'
C33	14°21'47"	25.00'	6.27'
C34	02°07'05"	838.00'	30.98'
C35	04°55'14"	25.00'	2.15'
C41	18°54'49"	25.00'	8.25'
C42	08°23'34"	25.00'	3.66'
C48	02°23'34"	762.00'	31.82'
C52	20°24'50"	25.00'	8.91'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C53	02°59'26"	235.00'	12.27'
C54	03°29'11"	248.00'	15.09'
C55	08°46'03"	25.00'	3.83'
C56	04°51'37"	265.00'	22.48'
C84	04°18'04"	22.50'	1.69'
C89	03°17'28"	762.00'	43.77'
C90	02°26'20"	762.00'	32.43'
C91	00°43'18"	762.00'	9.60'
C92	31°29'31"	32.50'	17.86'
C96	00°28'27"	838.00'	6.93'
C97	23°56'28"	22.50'	9.40'
C98	01°05'16"	762.00'	14.46'
C99	01°18'18"	762.00'	17.36'

NOTES:

SEE SHEET 3 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
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SEE SHEET 5 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
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SEE SHEET 26 FOR DETAILS "B" THROUGH "F".
SEE SHEET 27 FOR DETAILS "G" THROUGH "K".
SEE SHEET 28 FOR DETAILS "L" THROUGH "P".
SEE SHEET 29 FOR DETAILS "Q" THROUGH "V".


LEGEND
RESIDENTIAL
DOWNTOWN
PARKS/OPEN SPACE
PUBLIC FACILITY
MASTER PLAN BOUNDARY
SIGNAL ACCESS ROAD
NON-SIGNAL ACCESS ROAD
58TH STREET
HAMNER AVENUE
SCHOLAR WAY
LIMONITE AVENUE
PA 1
PA 2
PA 3
PA 4
PA 5
PA 6
PA 7
PA 8
PA 9
PA 10
PA 11
PA 12
PA 13
PA 14
PA J
PA K
PA L
PA A
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CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
December 18, 2024

PLN24-20102 – Change of Zone from SP – Specific Plan Zone (I-15 Corridor Specific Plan) to R-3 – General Residential Zone for the southernmost 10.01-acre portion of APN 152-640-004 (Vernola)

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the Planning Commission adopt a resolution recommending that the City Council approve Change of Zone PLN24-20102 from SP – Specific Plan (I-15 Corridor Specific Plan) Zone to R-3 – General Residential Zone for the southernmost 10.01 acres of Assessor Parcel Number (APN) 152-640-004 (Vernola) consistent with the City of Eastvale Sixth Cycle Housing Element.

Summary
The proposed project is a City-initiated change of zone from SP – Specific Plan (I-15 Corridor Specific Plan) to R-3 – General Residential for the southernmost 10.01 acres of Assessor Parcel Number 152-640-004 located on the south side of Limonite Avenue, west of the I-15 freeway corridor and east of Planetary Road for consistency with the City's Sixth Cycle Housing Element, the 2040 General Plan, and state law. The remaining 8.6 acres of the subject property will remain within the SP – Specific Plan Zone.

Background
On April 10, 2022, the City Council adopted the City of Eastvale Sixth Cycle Housing Element. The Housing Element was then certified by the California Department of Housing and Community Development (HCD) on June 21, 2022. The City Council adopted the Eastvale 2040 General Plan on March 27, 2024 which incorporated and built upon the Housing Element.

The Housing Element is a State mandated chapter of the Eastvale General Plan that sets forth an eight-year plan ("housing cycle") to address the City's identified housing needs. The Housing Element describes, identifies, and analyzes the City's Regional Housing Needs Assessment (RHNA) and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live and/or are expected to live in Eastvale in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes a Housing Policy Program to accommodate the RHNA, as determined by the Southern California Association of Governments (SCAG) and approved by the California State Department of Housing and Community Development (HCD). For the Sixth Cycle Housing Element (2021-2029), the City of Eastvale was allocated a RHNA of 3,028 residential units, divided into the following income categories in relation to Area Median Income (AMI):

- Very Low Income - 1,145 units
- Low Income - 672 units
- Moderate Income - 635 units
- Above Moderate Income - 576 units

Per state law, the Housing Element must demonstrate adequate sites to accommodate at least 3,028 residential units. The City is also required to have zoning in place with densities of at least 30 dwelling units per acre to accommodate units for very low- and low-income households. Due to the limited availability of vacant land within residential zones throughout the City, a number of sites were identified and approved as candidate rezoning sites to fill the gap in accommodating the full RHNA obligation. These included properties within the Leal Master Plan area and the Eastvale Gateway areas.

One of the properties identified in the Sixth Cycle Housing Element as a candidate rezoning sites is an approximately 10-acre portion of Assessor Parcel Number (APN) 152-640-004 (Vernola). Further, Strategy HE-1A within the Housing Element commits the City to amending the land use designation of the subject property to R-3 zoning to accommodate at least 320 units of the City's lower income RHNA obligation.

Policy LU-4.5 of the 2040 General Plan further identifies the southern portion of the subject site as a location for residential uses. The rezoning of this property would streamline the process for a future residential development consistent with California Government Code Section 65583, subdivision (c) (1) and 65583.2 subdivisions (h) and (i).

Timeliness Requirement:
Typically, jurisdictions that successfully adopt and obtain HCD certification for their Housing Elements by the statutory deadline must complete their identified rezonings within one year of the due date. However, Senate Bill (SB) 197, signed by the Governor on June 30, 2022, extended the rezoning deadline to 3 years and 120 days from the statutory deadline. The statutory deadline for Housing Element certification for the Sixth Cycle was October 15, 2021 after an automatic time extension. Therefore, the rezonings identified within the City's Housing Element must be approved and in place no later than February 15, 2025, pursuant to SB 197.

Analysis

The subject site (APN 152-640-004) is an 18.61-acre undeveloped site located on the south side of

Limonite Avenue west of the I-15 freeway corridor and east of Planetary Road. Adjacent uses include commercial development to the west and north, multiple-family residential to the west, and a single-family residential neighborhood to the south.

The site is currently zoned SP – Specific Plan and is located within Planning Area 1 of the I-15 Corridor Specific Plan. Planning Area 1 of the I-15 Corridor Specific Plan has a CR – Commercial Retail designation and does not permit residential uses. As such, the existing Zoning is inconsistent with the Housing Element and the 2040 General Plan.

Pursuant to the Housing Element, Staff is recommending a change of zone from SP – Specific Plan (I-15 Corridor Specific Plan) Zone to R-3 – General Residential Zone for the southernmost 10.01 acres of Assessor Parcel Number (APN) 152-640-004 (Vernola).**Attachment 1** includes a map identifying the location of the proposed Change of Zone to R-3. The R-3 Zone would allow up to 320 units on the 10.01-acre property. The remaining 8.6 acres will remain in the SP – Specific Plan Zone under the Commercial Retail designation. The proposed Change of Zone is consistent with Strategy HE-1A of the Housing Element as well as Policy LU-4.5 of the 2040 General Plan. Any future residential development will be subject to the required application and approval processes outlined in the Zoning Code at the time of application submittal.

Environmental

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Change of Zone was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development of up to 32 units per acre. No development is proposed as part of this action. No further environmental review pursuant to CEQA is required.

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

Not Applicable

Fiscal Impact

There is no fiscal impact to the City associated with the adoption of this Change of Zone, as staff time to prepare this report and draft ordinance is included in the FY 2024/25 Community Development Department budget.

Prior City Council/Commission Action

On April 10, 2022, the City Council adopted the City of Eastvale Sixth Cycle Housing Element which was then certified by the California Department of Housing and Community Development (HCD) on June 21, 2022. The City Council adopted the Eastvale 2040 General Plan on March 27, 2024 which incorporated and built upon the Housing Element.

Attachment(s)

Attachment 1 - Figures and Exhibits.pdf
Attachment 2 - PC Resolution PLN24-20102 Vernola

Attachment 3 - Draft Ordinance - Change of Zone
Attachment 4 - Exhibit A to Draft Ordinance.pdf
Attachment 5 - Proof of Publication.pdf

Figure 1: Vicinity Map

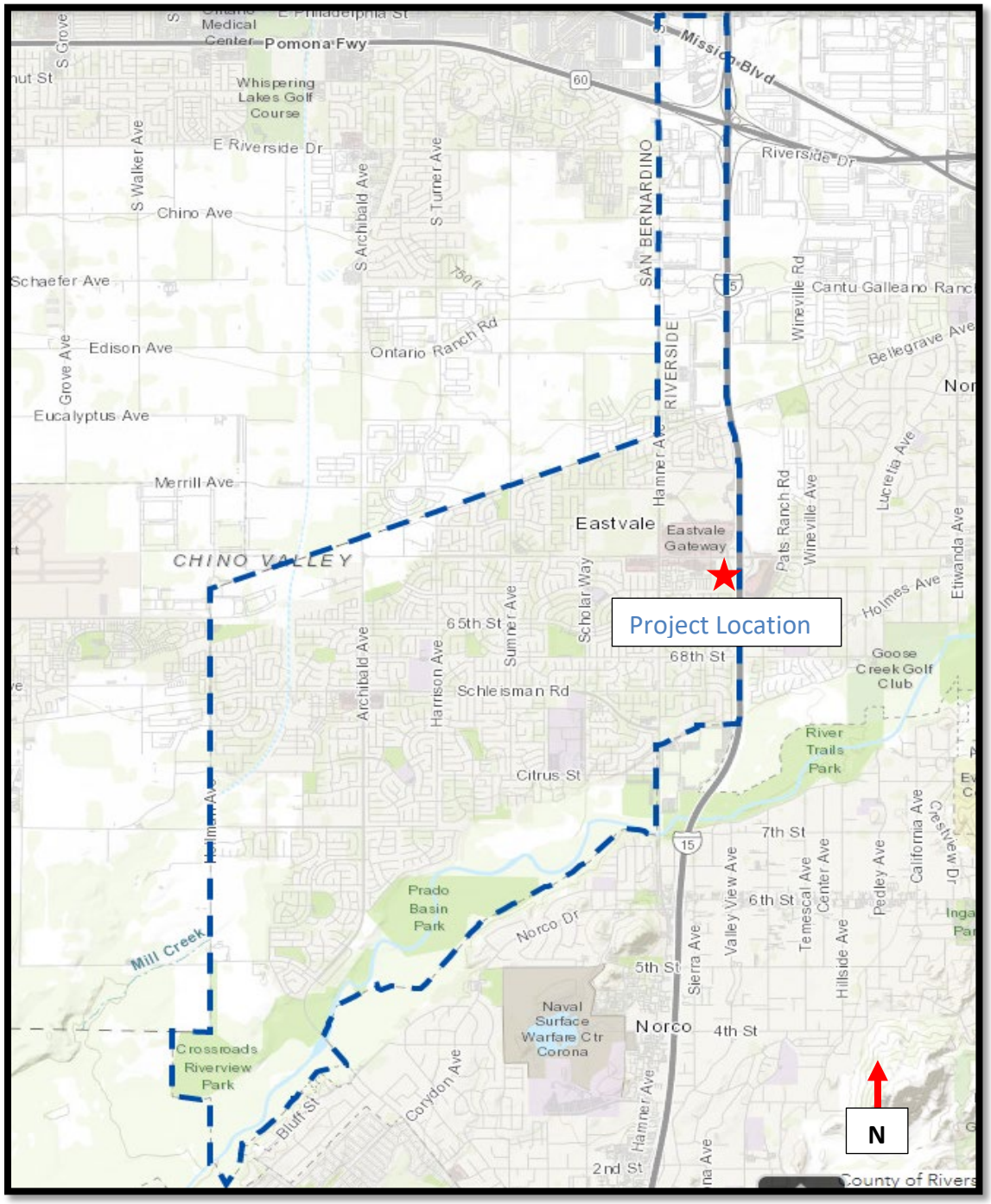


Figure 2: Site Map

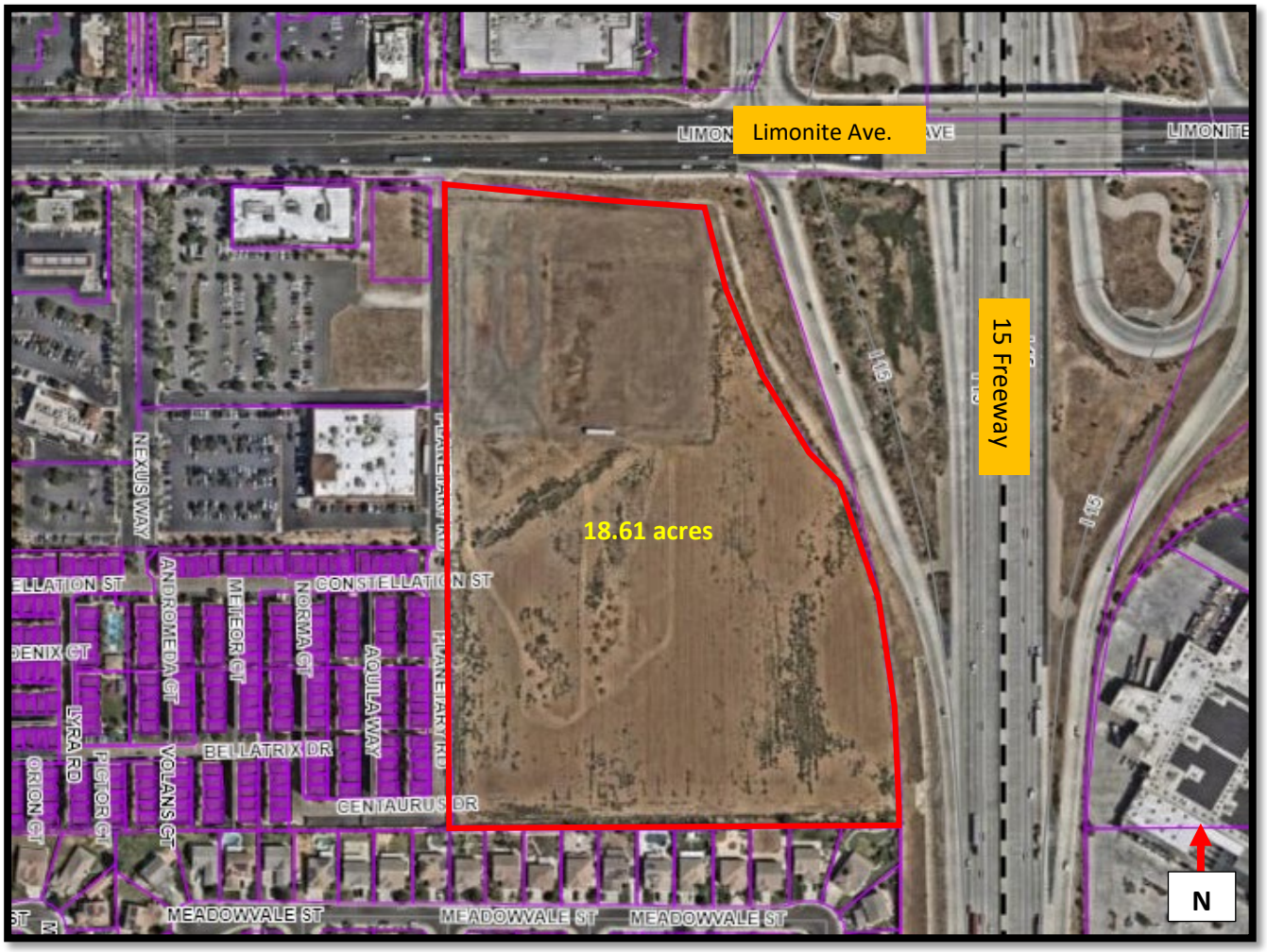


Figure 3: Zoning

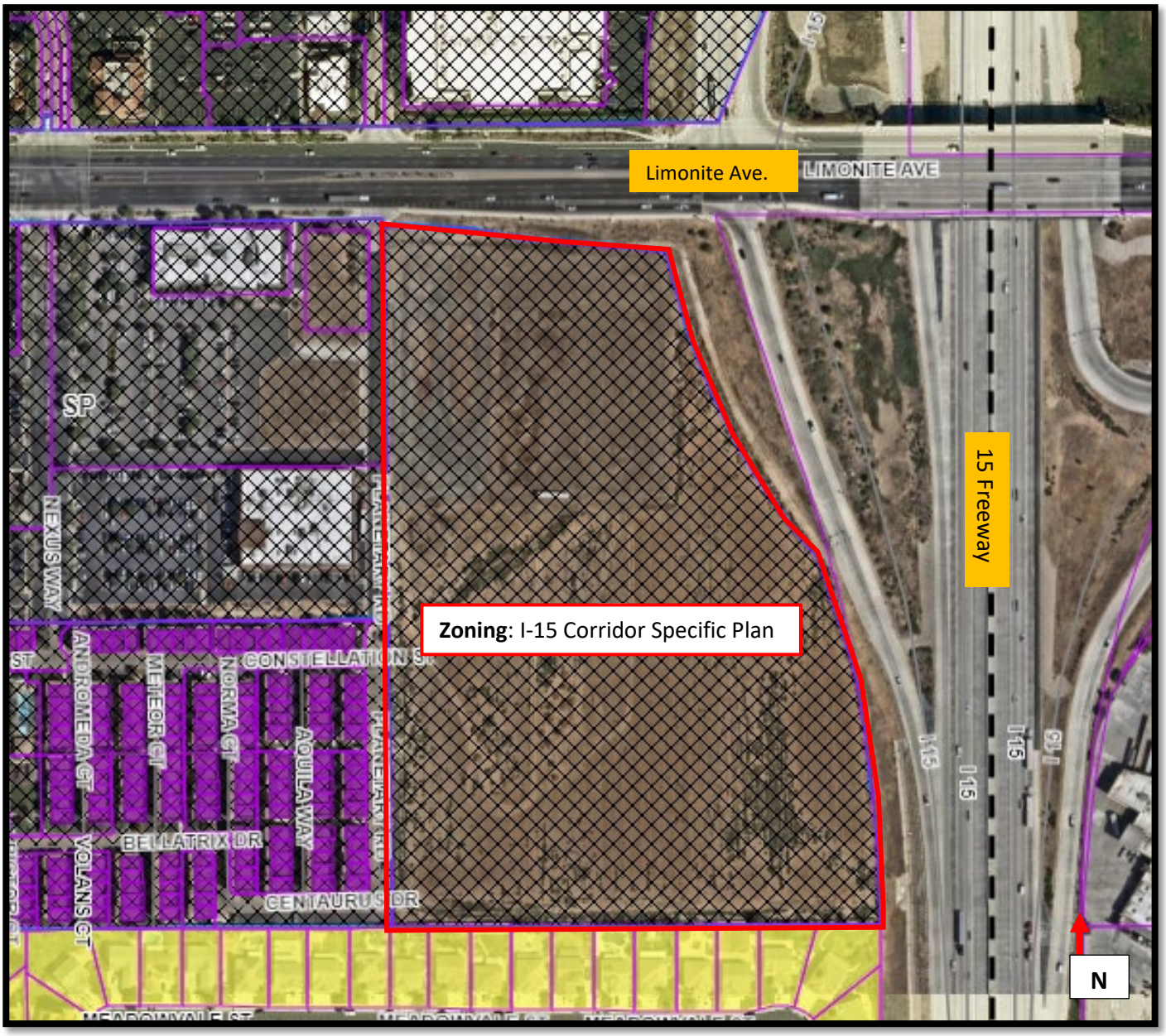


Figure 4: General Plan

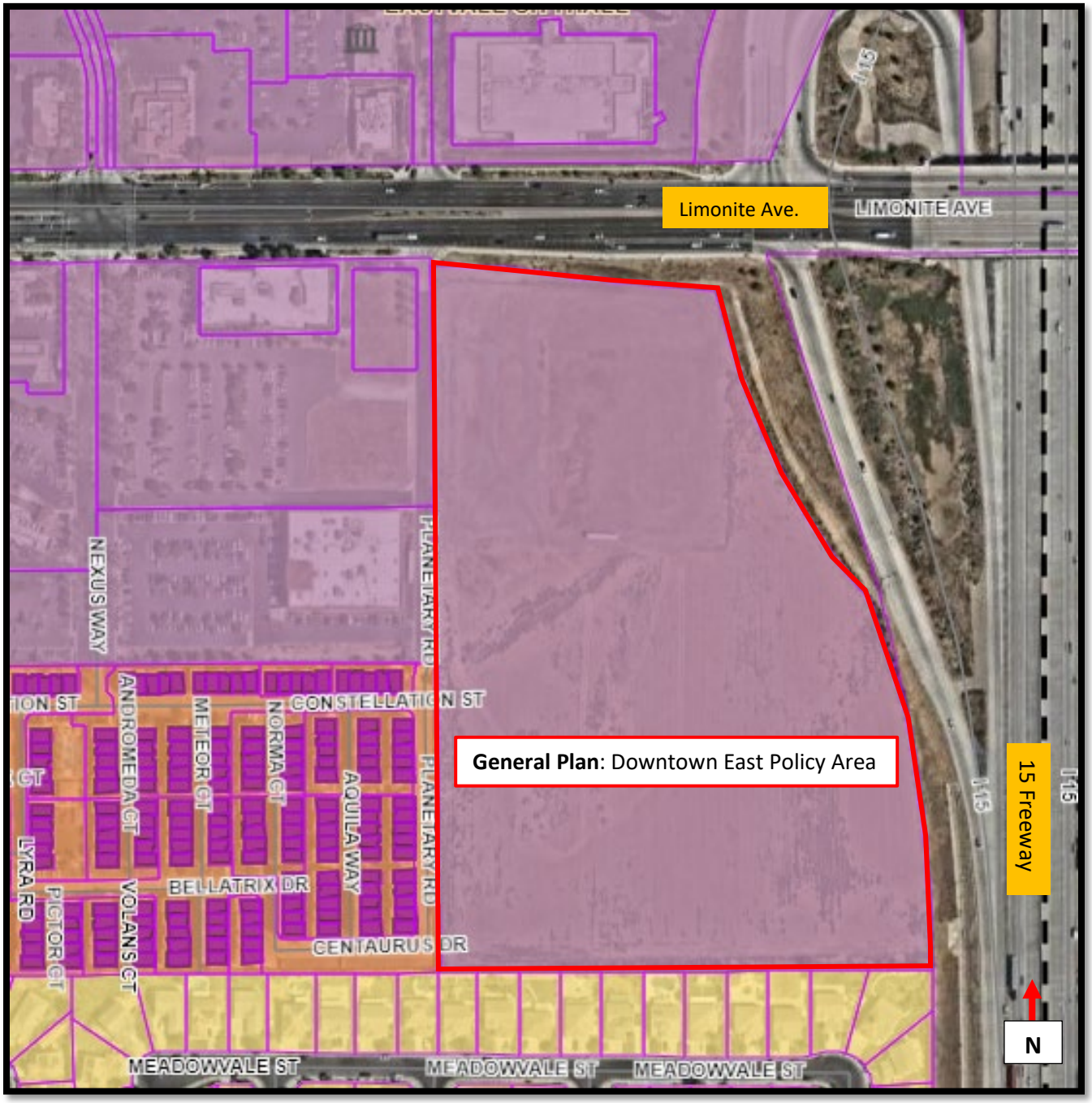
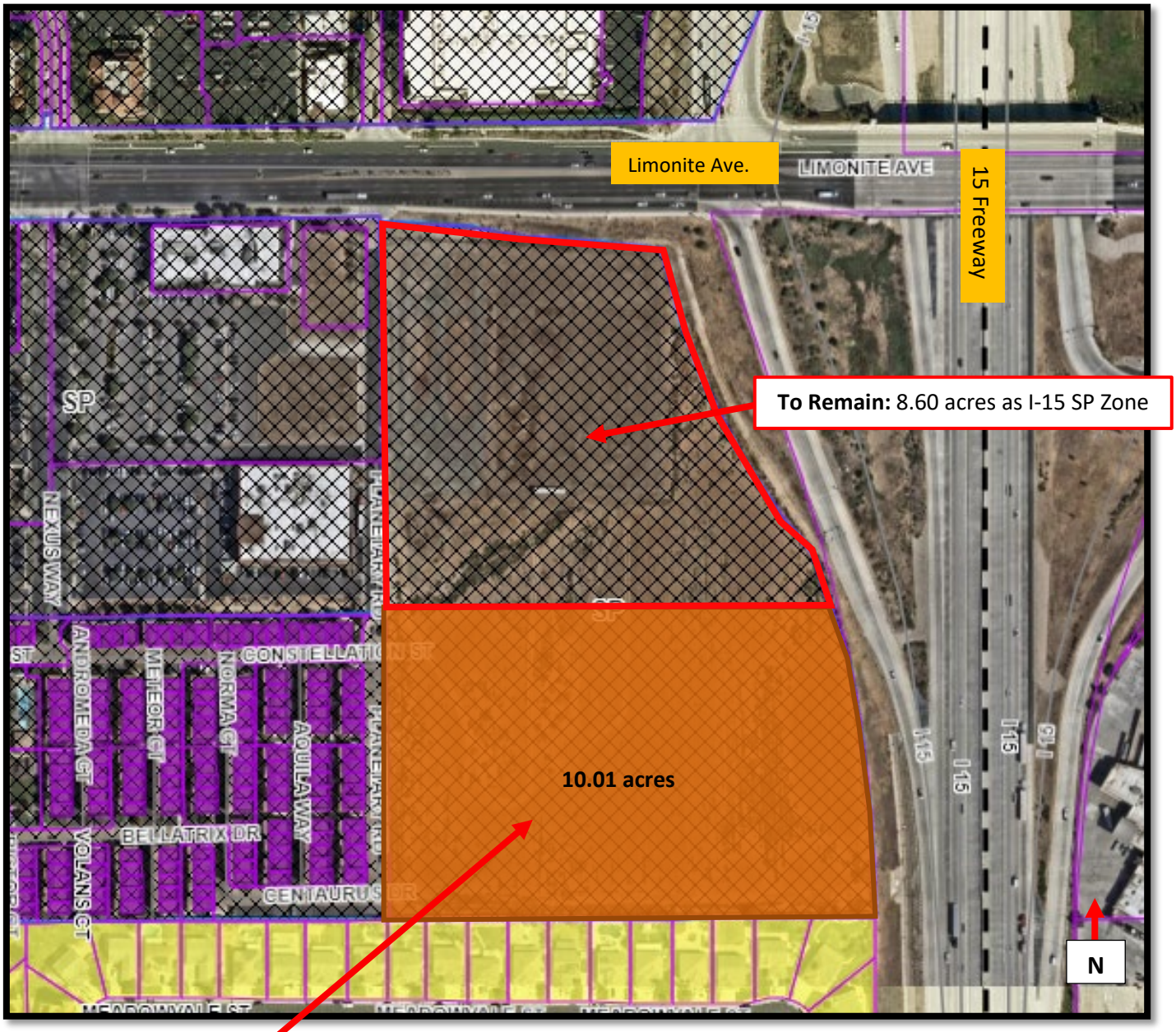


Figure 5: Proposed Change of Zone



RESOLUTION NO. 24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE PLN24-20102, AMENDING THE OFFICIAL ZONING MAP FROM SP – SPECIFIC PLAN ZONE (I-15 CORRIDOR SPECIFIC PLAN) TO R-3 – GENERAL RESIDENTIAL ZONE FOR THE SOUTHERNMOST 10.01 ACRE PORTION OF APN 152-640-004 CONSISTENT WITH THE CITY OF EASTVALE SIXTH CYCLE HOUSING ELEMENT

WHEREAS, the City of Eastvale is initiating a change of zone from SP – Specific Plan (I-15 Corridor Specific Plan) to R-3 – General Residential for the southernmost 10.01 acres of Assessor Parcel Number 152-640-004 located on the south side of Limonite Avenue, west of the I-15 freeway corridor and east of Planetary Road; and

WHEREAS, Change of Zone PLN24-20102 is considered a "Project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Change of Zone was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024; and

WHEREAS, this action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development of up to 32 units per acre; and

WHEREAS, no development is proposed as part of this action and no further environmental review pursuant to CEQA is required; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on December 18, 2024 at which public testimony was received concerning Change of Zone PLN24-20102, and at which time the Planning Commission considered the proposed request and recommended City Council approval of Change of Zone PLN24-20102; and

WHEREAS, on December 8, 2024, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Change of Zone PLN24-20102 in the Press Enterprise, a local newspaper of general circulation, regarding the Planning Commission meeting on December 18, 2024. In addition, on December 5, 2024 a public hearing notice was mailed to each property owner and commercial tenant within a 300-foot radius of the project site, indicating time, date, and place of the public hearing for Change of Zone PLN24-20102.

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

SECTION 1. FINDINGS FOR CEQA:

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Change of Zone was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development of up to 32 units per acre. No development is proposed as part of this action. No further environmental review pursuant to CEQA is required.

SECTION 2: FINDINGS FOR THE CHANGE OF ZONE

Finding 1: The changes are consistent with the General Plan goals, policies, and implementation programs.

Evidence:
The 18.61-acre undeveloped site is currently zoned SP – Specific Plan and is located within Planning Area 1 of the I-15 Corridor Specific Plan. Planning Area 1 of the I-15 Corridor Specific Plan has a CR – Commercial Retail designation and does not permit residential uses. The City of Eastvale Sixth Cycle Housing Element, adopted by City Council on April 20, 2022 and certified by the California Department of Housing and Community Development (HCD) on June 21, 2022 identified 10 acres of Assessor Parcel Number (APN) 152-640-004 as one of the candidate rezoning sites to accommodate the City's assigned share of the Regional Housing Needs Assessment (RHNA). The adopted Housing Element includes Strategy HE-1A, which commits the City to amending the land use designation of 10 acres of the subject property (known as Vernola) to R-3 zoning to accommodate at least 320 units of the City's lower income RHNA. As such, the existing Zoning is inconsistent with the Housing Element of the 2040 General Plan.

The proposed Change of Zone is consistent with Strategy HE-1A of the Housing Element as well as Policy LU-4.5 of the 2040 General Plan, which further identifies the southern portion of the subject site as residential. The rezoning of this property would streamline the process for a future residential development consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

Finding 2: The amendment is consistent with the most recent adopted version of the Chino Airport land Use Compatibility Plan.

Evidence: The project site is not located within the Chino Airport influence area and is not subject

to a consistency determination with the Airport Land Use Compatibility Plan (ALUCP).

SECTION 3. 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, and mitigation is provided through payment of the MSHCP mitigation fee at the time of development.

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 environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project, are located in the City Clerk's office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is 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 recommends that the City Council approve Change of Zone PLN24-20102 for the southernmost 10.01 acres of Assessor Parcel Number 152-640-004 located on the south side of Limonite Avenue, west of the I-15 freeway corridor and east of Planetary Road from the SP – Specific Plan Zone (I-15 Corridor Specific Plan) to the R-3 General Residential Zone, consistent with the City of Eastvale Sixth Cycle Housing Element and 2040 General Plan.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2024.

_____
Michael Rochelle
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
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. 24-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of December 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

ORDINANCE NO. 25-XX

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM SP – SPECIFIC PLAN ZONE (I-15 CORRIDOR SPECIFIC PLAN) TO R-3 – GENERAL RESIDENTIAL ZONE FOR THE SOUTHERNMOST 10.01 ACRE PORTION OF APN 152-640-004 CONSISTENT WITH THE CITY OF EASTVALE SIXTH CYCLE HOUSING ELEMENT AND 2040 GENERAL PLAN

THE CITY COUNCIL OF THE CITY OF EASTVALE ORDAINS AS FOLLOWS:

SECTION 1: ENVIRONMENTAL FINDINGS

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Change of Zone was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development of up to 32 units per acre. No development is proposed as part of this action. No further environmental review pursuant to CEQA is required.

SECTION 2: FINDINGS FOR THE CHANGE OF ZONE

Finding 1: The change is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The 18.61-acre undeveloped site is currently zoned SP – Specific Plan and is located within Planning Area 1 of the I-15 Corridor Specific Plan. Planning Area 1 of the I-15 Corridor Specific Plan has a CR – Commercial Retail designation and does not permit residential uses. The City of Eastvale Sixth Cycle Housing Element, adopted by City Council on April 20, 2022 and certified by the California Department of Housing and Community Development (HCD) on June 21, 2022 identified 10 acres of Assessor Parcel Number (APN) 152-640-004 as one of the candidate rezoning sites to accommodate the City's assigned share of the Regional Housing Needs Assessment (RHNA). The adopted Housing Element includes Strategy HE-1A, which commits the City to amending the land use designation of 10 acres of the subject property (known as Vernola) to R-3 zoning to accommodate at least 320 units of the City's lower income RHNA. As such, the existing Zoning is inconsistent with the Housing Element of the 2040 General Plan.

The proposed Change of Zone is consistent with Strategy HE-1A of the Housing Element as well as Policy LU-4.5 of the 2040 General Plan, which further identifies the southern portion of the subject site as residential. The rezoning of this property would streamline the process for a future residential development consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

Finding 2: The amendment is consistent with the most recent adopted version of the Chino Airport land Use Compatibility Plan.

Evidence: The project site is not located within the Chino Airport influence area and is not subject to a consistency determination with the Airport Land Use Compatibility Plan (ALUCP).

SECTION 3. CHANGE OF ZONE

The Official Zoning Map for the City of Eastvale is hereby amended to change the southernmost 10 acres of Assessor Parcel Number 152-640-004 from SP – Specific Plan (I-15 Corridor Specific Plan) to R-3 – General Residential, as shown within Exhibit A attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

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

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 7. CITY CLERK ACTION

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

PASSED, APPROVED AND ADOPTED this XX day of _____ 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the XX day of _____ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT "A"
RESIDENTIAL ZONE
LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, IN THE JURUPA RANCHO, AS SHOWN BY MAP OF SECTIONIZED SURVEY OF SAID RANCHO ON FILE IN BOOK 9 PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF TRACT NO. 36696, AS SHOWN BY MAP ON FILE IN BOOK 446 OF MAPS, AT PAGES 1 THROUGH 5, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 0° 39' 36" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE EASTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 36592, AS SHOWN BY MAP ON FILE IN BOOK 235 OF PARCEL MAPS, AT PAGES 88 THROUGH 91, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 539.84 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 89° 20' 24" EAST, A DISTANCE OF 765.74 FEET TO THE WESTERLY LINE OF PARCEL 0393-005A AS DESCRIBED IN THAT FINAL ORDER OF CONDEMNATION, RECORDED MARCH 7, 2019, AS DOCUMENT NO. 2019-0087758, O.R., RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 15° 31' 12" EAST, ALONG SAID WEST LINE, A DISTANCE OF 88.84 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 0393-005A, BEING ON THE WESTERLY LINE OF PARCEL 7492-1 AS DESCRIBED IN THAT FINAL ORDER OF CONDEMNATION, RECORDED FEBRUARY 1, 1988, AS DOCUMENT NO. 28620, O.R., RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,500.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 80° 07' 35" WEST;

THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGEL OF 10° 21' 36", AN ARC DISTANCE 452.04, TO THE NORTHEAST CORNER OF LOT 48 OF TRACT NO. 31496-2 AS SHOWN BY MAP ON FILE IN BOOK 383 OF MAPS, AT PAGES 13 THROUGH 19, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXHIBIT "A"
RESIDENTIAL ZONE
LEGAL DESCRIPTION

THENCE NORTH 89° 41' 19" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 31496-2, A DISTANCE OF 832.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10.01 ACRES, MORE OR LESS.

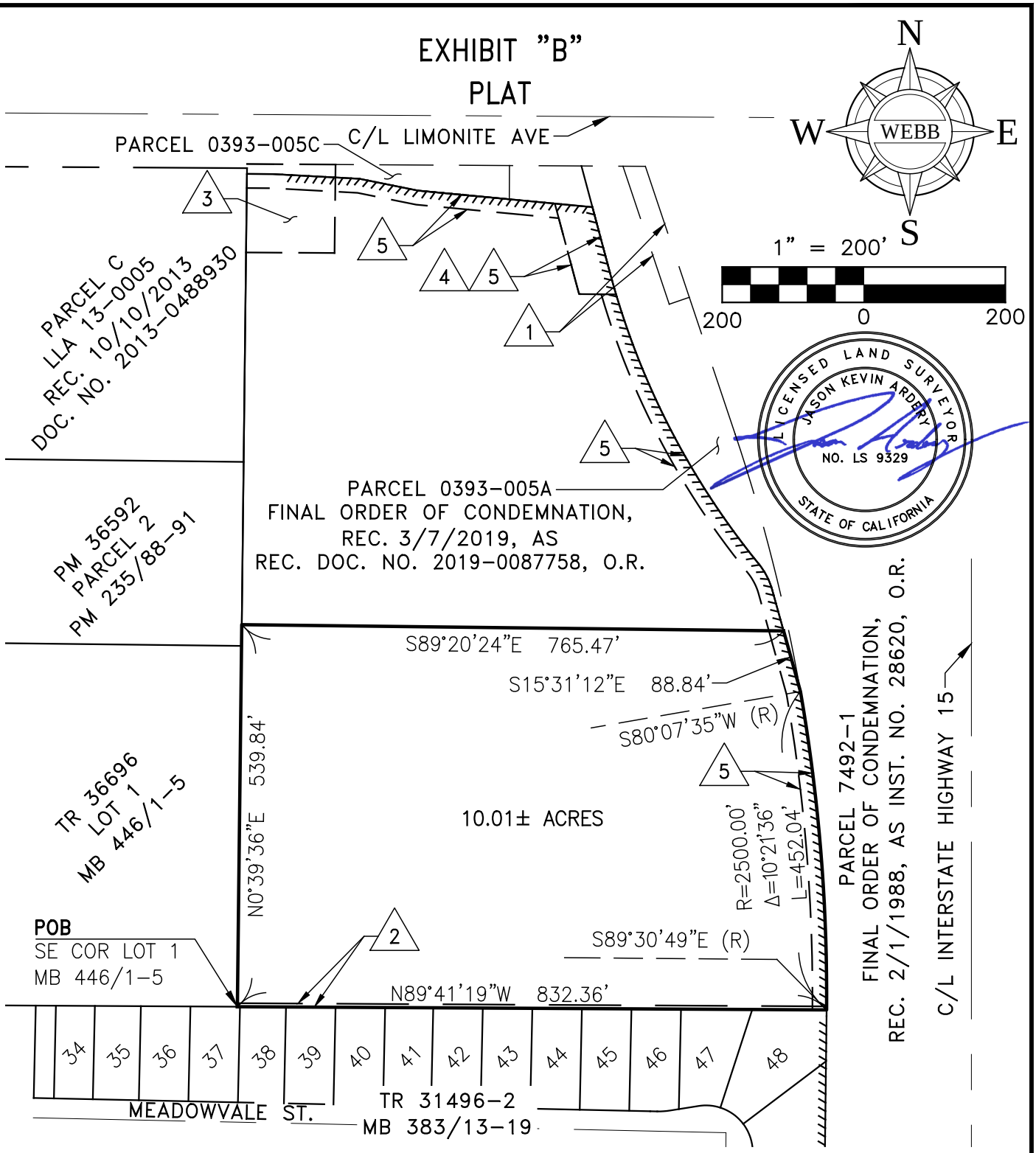
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION

Jason Ardery, L.S. 9329 — Date 11/26/2024



Prepared By: JKA
Checked By: MJ

EXHIBIT "B"
PLAT



SEC. 30, T2S, R6W, SBM

SEE SHEET 2 FOR EASEMENT NOTES & LEGEND

ALBERT A. WEBB ASSOCIATES

CITY OF EASTVALE

H:\2022\22-0179\Drawings\Mapping\Legals & Plats\Residential Zone\22-0179-V-RESIDENTIAL PLAT.dwg 11/26/2024 4:48 PM Jason

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 2

W.O. 22-0179

SCALE: 200'

DRWN BY JKA DATE 11/26/2024
CHKD BY MJ DATE 11/26/2024

SUBJECT: ZONING PLAT

EXHIBIT "B"
EASEMENT NOTES & LEGEND

EASEMENT NOTES

1 – EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCT, RECONSTRUCT, ALTER, EXPAND, ENLARGE, REPLACE, USE OPERATE, INSPECT, MAINTAIN, REPAIR AND REMOVE WATER PIPELINES TO SANTA ANA WATERSHED PROJECT AUTHORITY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 9, 1997 AS INSTRUMENT NO. 367307 OF OFFICIAL RECORDS.

2 – 5' WIDE GRADING LICENSE IN FAVOR OF DPDG FUND IX, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS SET FORTH IN DOCUMENT ENTITLED LICENSE AN CONSTRUCTION AGREEMENT RECORDED FEBRUARY 10, 2005 AS INSTRUMENT NO. 118023 OF OFFICIAL RECORDS.

3 – A LEASE BETWEEN PAT VERNOLA AND THE UNITED STATES OF AMERICA FOR INSTALLATIONS AND MAINTENANCE OF AN OUTER MARKER AND COMPASS LOCATOR TO SERVE RIVERSIDE AND CHINO AIRPORTS RECORDED JANUARY 15, 1986, AS INSTRUMENT NO. 9941 OF OFFICIAL RECORDS.

4 – EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A PERMANENT WATER EASEMENT TO THE CHINO BASIN DESALTER AUTHORITY, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 2019 AS DOCUMENT NO. 2019–0087758 OF OFFICIAL RECORDS. (PARCEL 0393–005G)

5 – EASEMENT AND RIGHTS INCIDENTAL THERETO FOR NON–EXCLUSIVE TEMPORARY CONSTRUCTION TO COUNTY OF RIVERSIDE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 2019 AS DOCUMENT NO. 2019–0087758 OF OFFICIAL RECORDS. (PARCEL 0393–005H)

LEGEND

/////// RIGHTS OF ACCESS TO OR FROM THE PUBLIC ROAD OR STREET, HIGHWAY OR FREEWAY ADJACENT TO THE LAND, AS RELINQUISHED OR SEVERED IN DEED RECORDED MARCH 15, 2019 AS DOCUMENT NO. 2019–0087758 OF OFFICIAL RECORDS.

LICENSED LAND SURVEYOR
JASON KEVIN ARDERY
NO. LS 9329
STATE OF CALIFORNIA

SEC. 30, T2S, R6W, SBM

ALBERT A. WEBB ASSOCIATES

CITY OF EASTVALE

H:\2022\22–0179\Drawings\Mapping\Legals & Plats\Residential Zone\22–0179–V–RESIDENTIAL PLAT.dwg 11/26/2024 4:48 PM Jason

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 2

W.O. 22–0179

SCALE: N/A

DRWN BY JKA DATE 11/26/2024
CHKD BY MJ DATE 11/26/2024

SUBJECT: EASEMENT NOTES & LEGEND

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com
The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011706274

FILE NO. 0011706274

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/08/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: December 8, 2024.
At: Riverside, California

Signature

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
PROJECT NO. PLN24-20102 – CHANGE OF ZONE FROM SP – SPECIFIC PLAN ZONE (I-15 CORRIDOR SPECIFIC PLAN) TO R-3 – GENERAL RESIDENTIAL ZONE FOR A 10-ACRE PORTION OF APN 152-640-004

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, December 18, 2024** , 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. 24-20102 Change of Zone from SP – Specific Plan Zone (I-15 Corridor Specific Plan) to R-3 – General Residential Zone for the southernmost 10-acre portion of APN 152-640-004 located on the southeast corner of Limonite Avenue and Planetary Road.**

PROJECT DESCRIPTION: Pursuant to California Government Code Section 65583.4, the City of Eastvale is proposing a Change of Zone of a 10-acre portion of an 18.61 acre property located at the southeast corner of Limonite Avenue and Planetary Road (APN 152-640-004) from SP – Specific Plan Zone to R-3 – General Residential to implement the City of Eastvale Sixth Cycle Housing Element adopted by the Eastvale City Council on April 20, 2022 and certified by the California Department of Housing and Community Development (HCD) on June 21, 2022. As part of the City's compliance with state law and the Regional Housing Needs Assessment (RHNA), the Housing Element identified the site as one of the candidate rezoning sites to accommodate the City's assigned share of the regional housing needs. No development is proposed as part of this Change of Zone. The remaining 8.61 acres will remain within the SP – Specific Plan Zone.

PROJECT LOCATION: Southernmost 10 acres of APN 152-640-004 located on the southeast corner of Limonite Avenue and Planetary Road.

ENVIRONMENTAL: Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Change of Zone was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development of up to 32 units per acre. No development is proposed as part of this action. 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 David Murray at dmurray@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, December 18, 2024 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 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 David Murray at (951) 703-0488 or dmurrary@eastvaleca.gov .
The Press-Enterprise
Published: 12/8/24

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.2
December 18, 2024

PLN24-20103 and PLN24-20104 – Zoning Code Amendment to establish the Residential Opportunity (RO) Overlay Zone and Change of Zone to apply the Residential Opportunity Overlay Zone to the approximately 74.1-acre Gateway 1 (North) properties

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Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the Planning Commission adopt a resolution recommending that the City Council adopt a resolution recommending that the City Council:

1. Approve Zoning Code Amendment PLN24-20103 amending Title 120 of the Eastvale Municipal Code to add chapter 120.10 establishing the Residential Opportunity Overlay Zone; and
2. Approve Change of Zone PLN24-20104 to apply the Residential Opportunity Overlay Zone to the approximately 74.1-acre Gateway 1 (North) properties located at the northeast corner of Limonite Avenue and Hamner Avenue, consistent with the City of Eastvale Sixth Cycle Housing Element and 2040 General Plan.

Summary

The proposed project includes a City-initiated Zoning Code Amendment to add Chapter 120.10 establishing the Residential Opportunity (RO) Overlay Zone and change of zone to apply the RO Overlay Zone to the approximately 74.1-acre Gateway 1 (North) property located on the northeast corner of Limonite Avenue and Hamner Avenue for consistency with the City's Sixth Cycle Housing Element, the 2040 General Plan, and state law.

Background

On April 10, 2022, the City Council adopted the City of Eastvale Sixth Cycle Housing Element. The Housing Element was then certified by the California Department of Housing and Community Development (HCD) on June 21, 2022. The City Council adopted the Eastvale 2040 General Plan on March 27, 2024 which incorporated and built upon the Housing Element.

The Housing Element is a State mandated chapter of the Eastvale General Plan that sets forth an eight-year plan ("housing cycle") to address the City's identified housing needs. The Housing Element describes, identifies, and analyzes the City's Regional Housing Needs Assessment (RHNA) and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live and/or are expected to live in Eastvale in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes a Housing Policy Program to accommodate the RHNA, as determined by the Southern California Association of Governments (SCAG) and approved by the California State Department of Housing and Community Development (HCD). For the Sixth Cycle Housing Element (2021-2029), the City of Eastvale was allocated a RHNA of 3,028 residential units, divided into the following income categories in relation to Area Median Income (AMI):

- Very Low Income - 1,145 units
- Low Income - 672 units
- Moderate Income - 635 units
- Above Moderate Income - 576 units

Per state law, the Housing Element must demonstrate adequate sites to accommodate at least 3,028 residential units. The City is also required to have zoning in place with densities of at least 30 dwelling units per acre to accommodate units for very low- and low-income households. Due to the limited availability of vacant land within residential zones throughout the City, a number of sites were identified and approved as candidate rezoning sites to fill the gap in accommodating the full RHNA obligation. These included properties within the Leal Master Plan area and the Eastvale Gateway areas.

One of the properties identified in the Sixth Cycle Housing Element as a candidate rezoning sites is the Eastvale Gateway 1 (North) shopping center. To accomplish the rezoning to allow residential uses, Housing Element Strategy HE-1B provides that the City will establish a Residential Opportunity (RO) Overlay Zone and apply it to the Gateway 1 (North) property. Per Strategy HE-1B, the RO Overlay Zone must allow at least 30 units per acre and comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed:

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households;
- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre;
- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;
- Ensure sites will be available for development during the planning period where water and sewer can be provided; and

- Ensure sites encouraging proximity to employment, schools, and other resources.

Applying the RO Overlay Zone to the Gateway 1 (North) property is intended to accommodate at least 176 units of the City's lower income RHNA obligation.

Policy LU-4.4 of the 2040 General Plan further identifies the Gateway 1 (North) property as a location for residential uses. Applying the RO Overlay Zone to this property would streamline the process for a future residential development consistent with California Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

Timeliness Requirement:
Typically, jurisdictions that successfully adopt and obtain HCD certification for their Housing Elements by the statutory deadline must complete their identified rezonings within one year of the due date. However, Senate Bill (SB) 197, signed by the Governor on June 30, 2022, extended the rezoning deadline to 3 years and 120 days from the statutory deadline. The statutory deadline for Housing Element certification for the Sixth Cycle was October 15, 2021 after an automatic time extension. Therefore, the rezonings identified within the City's Housing Element must be approved and in place no later than February 15, 2025, pursuant to SB 197.

Analysis

Gateway 1 (North) is an approximately 74.1-acre site fully developed as a regional shopping center located at the northeast corner of Limonite Avenue and Hamner Avenue. Adjacent uses include Swan Lake mobile home park to the north, the Leal Master Plan development area to the west, the Gateway South commercial shopping center to the south, and the I-15 freeway corridor to the east.

The site is currently zoned SP – Specific Plan and is located within Planning Areas 2 and 22 of the I-15 Corridor Specific Plan. Planning Areas 2 and 22 of the I-15 Corridor Specific Plan have a CR – Commercial Retail designation and do not permit residential uses. As such, the existing Zoning is inconsistent with the Housing Element and the 2040 General Plan.

Per the Housing Element, Staff is recommending a Zoning Code Amendment (PLN24-20103) to add Chapter 120.10 establishing the Residential Opportunity (RO) Overlay Zone and a Change of Zone (PLN24-20104) to apply the RO Overlay Zone to the approximately 74.1-acre Gateway 1 (North) property located on the northeast corner of Limonite Avenue and Hamner Avenue for consistency with the City's Sixth Cycle Housing Element, the 2040 General Plan, and state law. The proposed project components are consistent with Strategy HE-1B of the Housing Element as well as Policy LU-4.4 of the 2040 General Plan.

Attachment 2 includes the proposed language to be added to the Zoning Code in order to establish the Residential Opportunity Overlay Zone. If at some point in the future, the current property owner wishes to replace some of the parking area with residential uses based on market demand, the new residential development would need to comply with the regulations of this chapter. As drafted, the chapter refers to the development standards and permitted uses of the R-3 - General Residential Zone and the parking requirements within the Zoning Code. Additionally, the density and number of units must be consistent with any minimums or maximums established within the General Plan and Housing Element.

Attachment 3 includes the list of Assessor Parcel Numbers (APNs) that the Residential Opportunity Overlay Zone would be applied to, along with a corresponding location map. The underlying Specific Plan Zoning and designation as Commercial Retail will remain as the primary land use designation. The RO Overlay Zone would not impact any existing or future commercial businesses within the Eastvale Gateway Shopping Center. The utilization of the RO Overlay Zone would be subject to the request of the property owner if they wish to take advantage of the ability to develop residential uses on underutilized areas of the shopping center. Any future residential development will be subject to the required application and approval processes outlined in the Zoning Code at the time of application submittal.

Environmental

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed project was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development with a minimum density of 30 units per acre. No development is proposed as part of this action. No further environmental review pursuant to CEQA is required.

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

Not Applicable

Fiscal Impact

There is no fiscal impact to the City associated with the adoption of this Change of Zone, as staff time to prepare this report and draft ordinance is included in the FY 2024/25 Community Development Department budget.

Prior City Council/Commission Action

On April 10, 2022, the City Council adopted the City of Eastvale Sixth Cycle Housing Element which was then certified by the California Department of Housing and Community Development (HCD) on June 21, 2022. The City Council adopted the Eastvale 2040 General Plan on March 27, 2024 which incorporated and built upon the Housing Element.

Attachment(s)

Attachment 1 - Figures and Exhibits.pdf
Attachment 2 - DRAFT Residential Opportunity Overlay Zone.pdf
Attachment 3 - Affected APNS for Change of Zone.pdf
Attachment 4 - PC Resolution PLN24-20103 - 20104 Gateway.docx
Attachment 5 - DRAFT Residential Opportunity Overlay Ordinance.docx
Attachment 6 - DRAFT Change of Zone Ordinance - Gateway.docx
Attachment 7 - Proof of Publication.pdf

Figure 1: Vicinity Map



Return to Agenda

Figure 2: Site Map

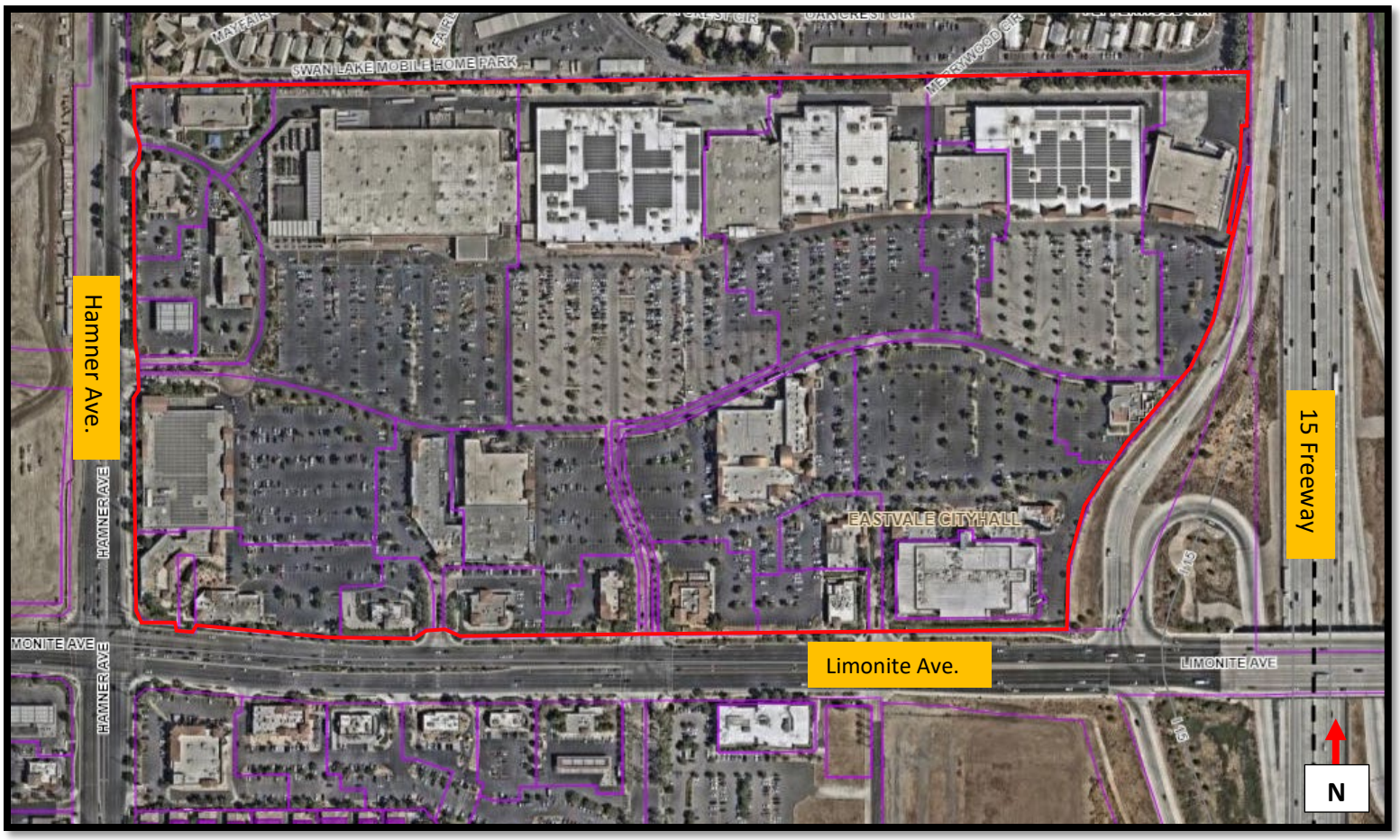


Figure 3: Zoning

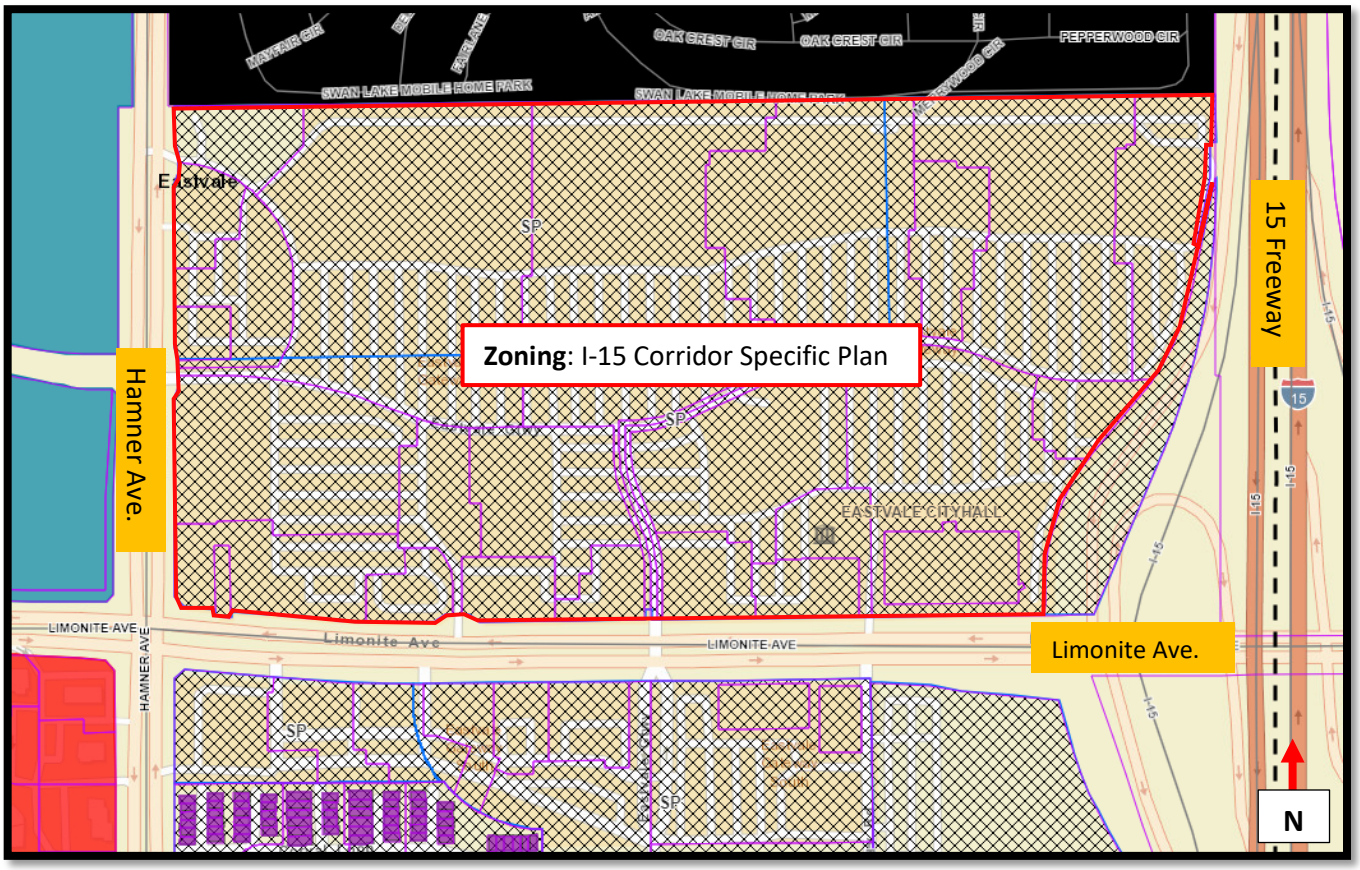


Figure 4: General Plan

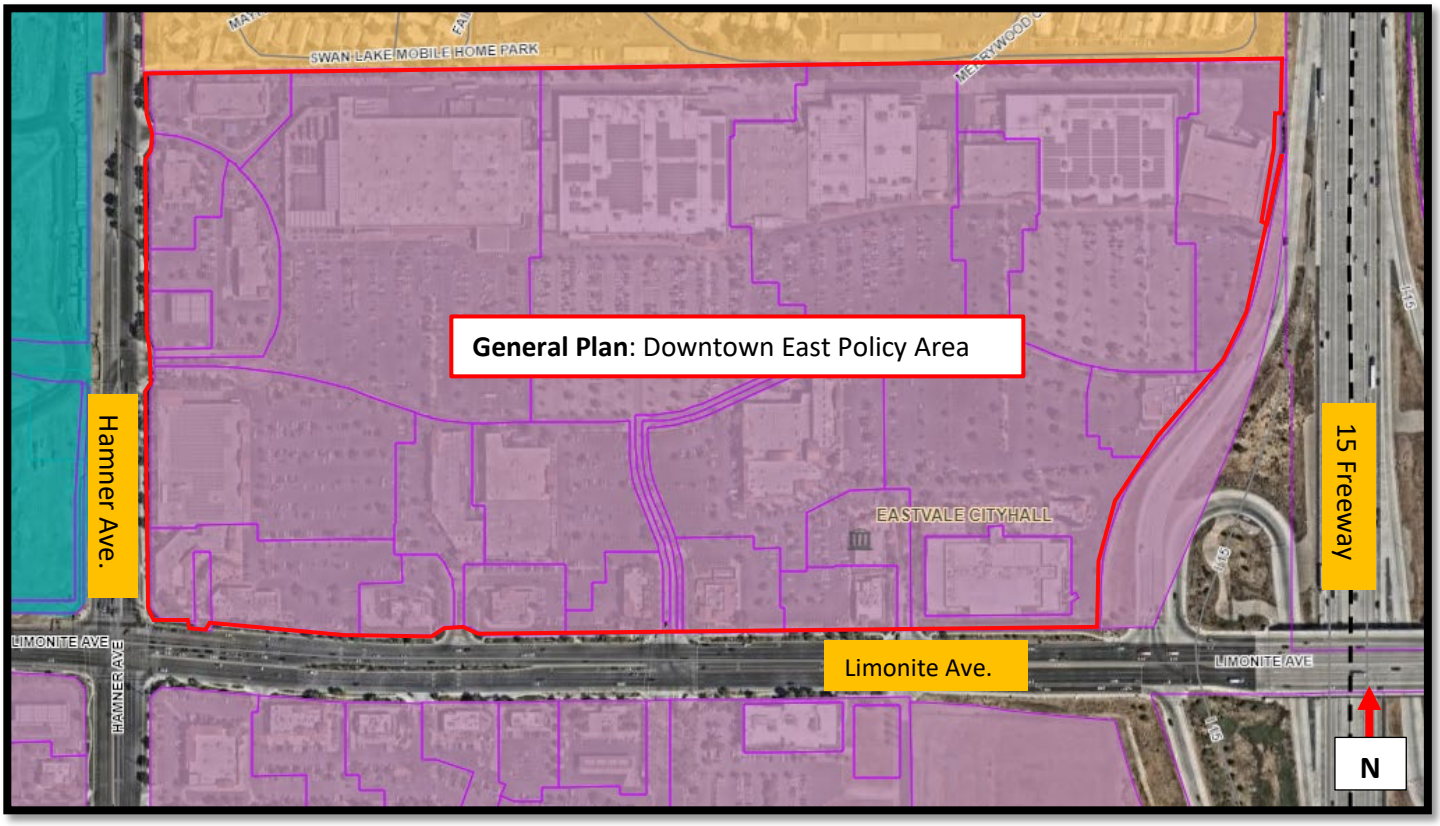
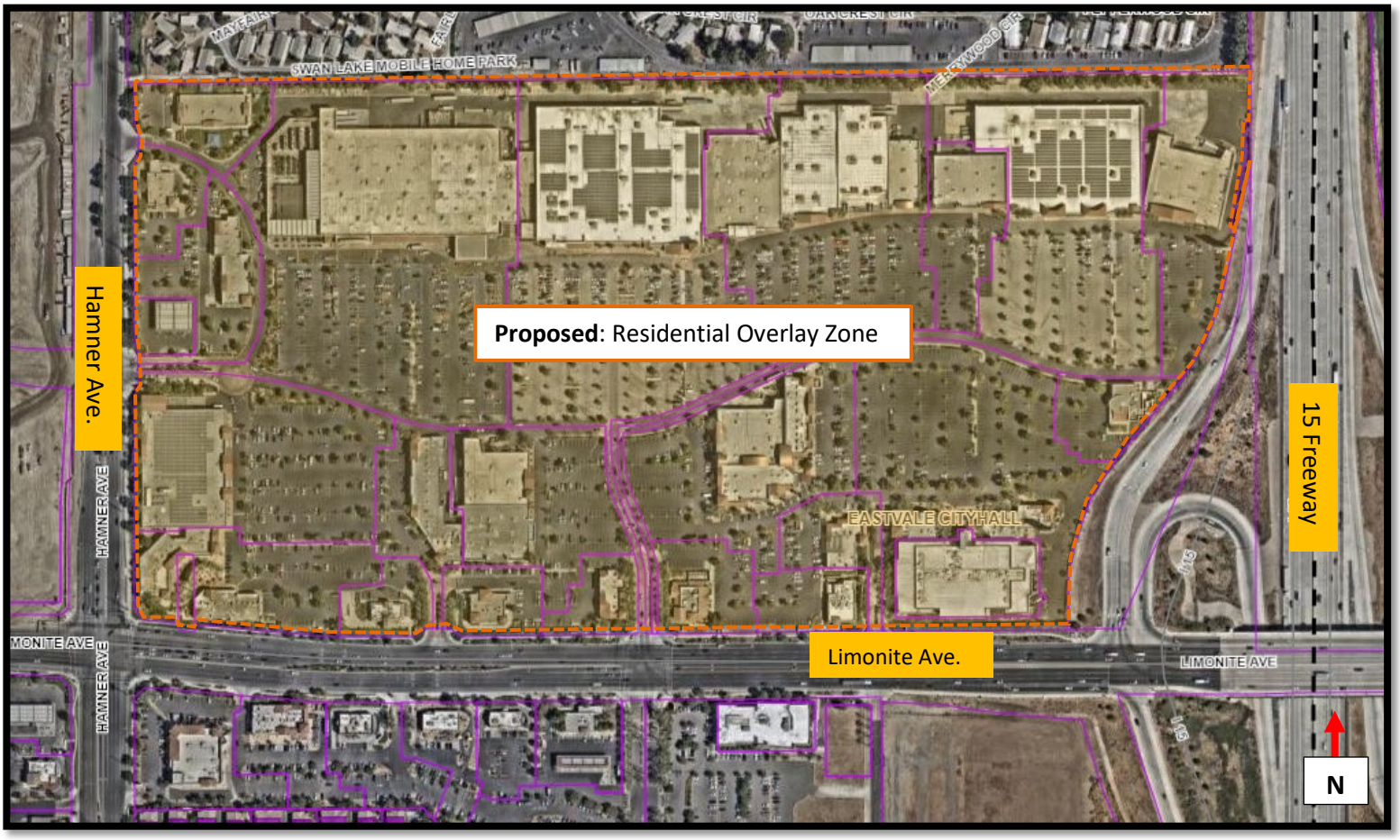


Figure 5: Proposed Residential Overlay



Chapter 120.10. - Residential Opportunity (RO) Overlay Zone

Sec. 120.10.010. - Purpose

(a) The Residential Opportunity Overlay Zone is intended to designate parcels for the development of multiple-family residential units where the underlying zone does not otherwise allow residential or where there is an existing non-residential use that may transition to a residential or mixed use over time as market demands dictate.

(b) The Residential Opportunity Overlay Zone may be applied to non-residentially zoned properties to facilitate new residential development on undeveloped or underdeveloped land.

(c) The Residential Opportunity Overlay Zone is intended to provide a meaningful blend of residential and nonresidential uses that enhances and builds upon the City's commercial base.

Sec. 120.10.020. – Implementation

(a) Except as specified within this chapter, all provisions of the R-3 zoning district shall apply when a property is designated with the Residential Opportunity Overlay Zone.

(b) Parcels designated as part of the Residential Opportunity Overlay Zone must be developed in accordance with the provisions set forth herein.

(c) Projects developed under the provisions of this chapter shall be subject to the requirements of Section 120.05.060, "Off-Street Vehicle Parking," of the Zoning Code with regard to the required number and design of parking spaces.

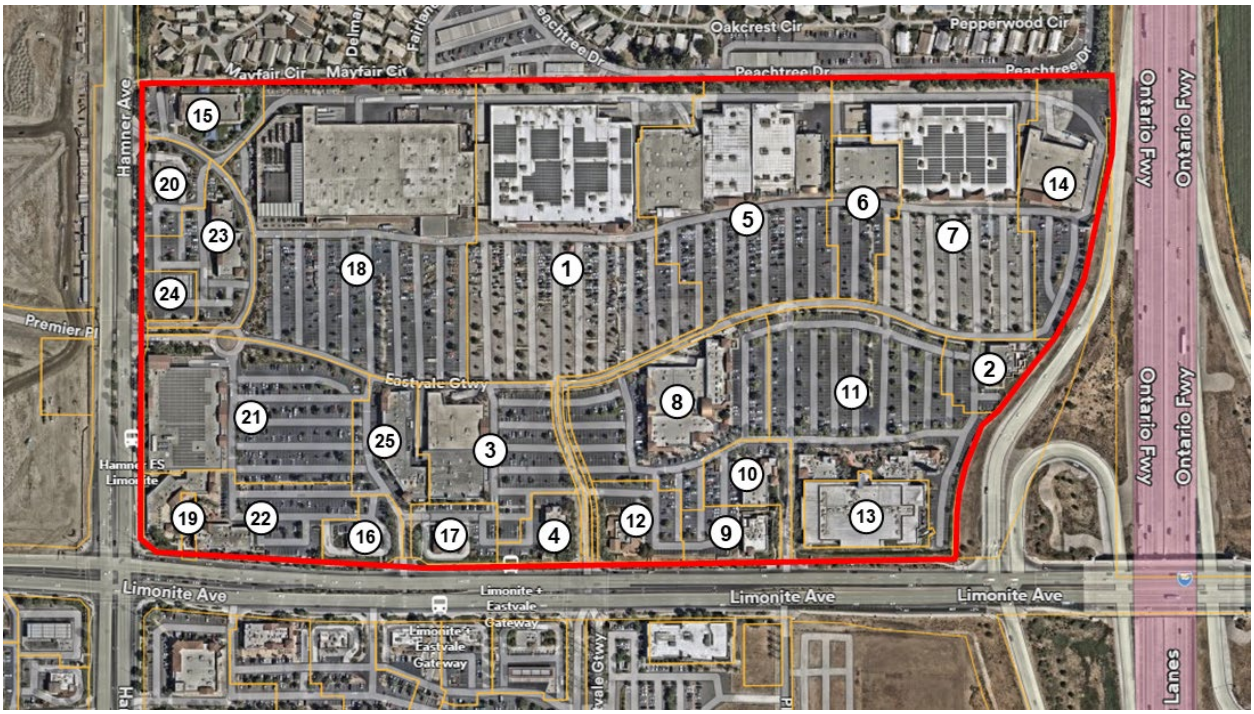
(d) Permitted land uses are established by the R-3 zoning district.

Sec. 120.10.040. - Density

(a) Project density and number of units shall be consistent with any minimums or maximums established within the City of Eastvale General Plan and Housing Element.

(b) A density bonus may be applied per state law.

PLN 24-20104 Change of Zone to apply the Residential Opportunity (RO) Overlay Zone to Gateway 1 (North) Property – Applicable Assessor Parcel Numbers (APNs)



Map Location	APN	Acres
1	160-030-033	9.99
2	160-030-050	0.98
3	160-030-065	3.01
4	160-030-066	0.75
5	160-030-067	6.93
6	160-030-068	1.61
7	160-030-069	7.31
8	160-030-071	4.02
9	160-030-072	0.92
10	160-030-073	1.02
11	160-030-074	5.96
12	160-030-075	1.14
13	160-030-076	1.45
14	160-030-077	2.96
15	160-230-001	1.26
16	160-230-006	0.76
17	160-230-008	0.87
18	160-230-009	11.04
19	160-230-010	0.15

20	160-230-012	0.87
21	160-230-018	4.88
22	160-230-019	2.52
23	160-230-020	1.82
24	160-230-021	0.43
25	160-230-022	1.45
	Total Acreage	**74.1**

RESOLUTION NO. 24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE PLN24-20103, AMENDING TITLE 120 (PLANNING AND ZONING) OF THE EASTVALE MUNICIPAL CODE TO ADD CHAPTER 120.10 ESTABLISHING THE RESIDENTIAL OPPORTUNITY OVERLAY ZONE AND PLN24-20104 AMENDING THE OFFICIAL ZONING MAP TO APPLY THE RESIDENTIAL OPPORTUNITY (RO) OVERLAY ZONE TO THE APPROXIMATELY 74.1-ACRE GATEWAY 1 (NORTH) PROPERTIES LOCATED ON THE NORTHEAST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, CONSISTENT WITH THE CITY OF EASTVALE SIXTH CYCLE HOUSING ELEMENT AND 2040 GENERAL PLAN

WHEREAS, the Eastvale City Council adopted the City of Eastvale Sixth Cycle Housing Element on April 20, 2022; and

WHEREAS, the California Department of Housing and Community Development (HCD) certified the City of Eastvale Housing Element on June 21, 2022; and

WHEREAS, as part of the City's compliance with state law and the Regional Housing Needs Assessment (RHNA), the Housing Element identified the need to establish a Residential Opportunity Overlay Zone to then be applied to candidate rezoning sites to accommodate the City's assigned share of the regional housing needs; and

WHEREAS, the Residential Opportunity Overlay Zone would allow for residential development with a minimum density of 30 units per acre on underutilized parking areas of existing shopping centers to accommodate residential uses; and

WHEREAS, pursuant to California Government Code Section 65583.4, the City of Eastvale is proposing an amendment to the Zoning Code (Title 120 of the Eastvale Municipal Code) to add Chapter 120.10 establishing the Residential Opportunity Overlay Zone consistent with the adopted Housing Element; and

WHEREAS, the Residential Opportunity Overlay Zone may be applied, by action of the City Council, to qualifying properties to meet the RHNA obligations and state law; and

WHEREAS, the adopted Housing Element includes Strategy HE-1B, which provides that the City will apply the Residential Opportunity (RO) Overlay Zone to the Gateway 1 (North) property; and

WHEREAS, the City of Eastvale is initiating a change of zone to apply the Residential Opportunity Overlay Zone to the 74.1-acre Gateway 1 (North) property located at the northeast corner of Limonite Avenue and Hamner Avenue; and

WHEREAS, Zoning Code Amendment PLN24-20103 and Change of Zone PLN24-20104 are considered a "Project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed project was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024; and

WHEREAS, this action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development with a minimum density of 30 units per acre; and

WHEREAS, no development is proposed as part of this action and no further environmental review pursuant to CEQA is required; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on December 18, 2024 at which public testimony was received concerning Zoning Code Amendment PLN24-20103 and Change of Zone PLN24-20102, and at which time the Planning Commission considered the proposed request and recommended City Council approval of Zoning Code Amendment PLN24-20103 and Change of Zone PLN24-20102; and

WHEREAS, on December 8, 2024, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Zoning Code Amendment PLN24-20103 and Change of Zone PLN24-20102 in the Press Enterprise, a local newspaper of general circulation, regarding the Planning Commission meeting on December 18, 2024. In addition, on December 5, 2024 a public hearing notice was mailed to each property owner and commercial tenant within a 300-foot radius of the project site, indicating time, date, and place of the public hearing for Zoning Code Amendment PLN24-20103 and Change of Zone PLN24-20102.

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

SECTION 1. FINDINGS FOR CEQA:

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed project was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an

implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development with a minimum density of 30 units per acre. No development is proposed as part of this action. No further environmental review pursuant to CEQA is required.

SECTION 2: FINDINGS FOR THE ZONING CODE AMENDMENT (PLN24-20103)

Finding 1: The changes are consistent with the General Plan goals, policies, and implementation programs.

Evidence: As required by Section 120.01.070(e) of the Eastvale Municipal Code, the City Council finds that the changes contained in this ordinance are consistent with the General Plan goals, policies, and implementation programs. Specifically, Housing Element Strategy HE-1B provides that the City will establish a Residential Opportunity Overlay Zone that will allow at least 30 units per acre and comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed:

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households;

- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre;

- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;

- Ensure sites will be available for development during the planning period where water and sewer can be provided; and

- Ensure sites encouraging proximity to employment, schools, and other resources.

SECTION 3: FINDINGS FOR THE CHANGE OF ZONE (PLN24-20104)

Finding 1: The changes are consistent with the General Plan goals, policies, and implementation programs.

Evidence: The 74.1-acre site is currently zoned SP – Specific Plan and is located within Planning Areas 2 and 22 of the I-15 Corridor Specific Plan. Planning Areas 2 and 22 of the I-15 Corridor Specific Plan have a CR – Commercial Retail designation and do not permit residential uses. The City of Eastvale Sixth Cycle Housing Element, adopted by City Council on April 20, 2022 and certified by the California Department of Housing and Community Development (HCD) on June

21, 2022 identified the Gateway 1 (North) shopping center as a candidate rezoning sites to accommodate the City's assigned share of the Regional Housing Needs Assessment (RHNA). The adopted Housing Element includes Strategy HE-1B, which provides that the City will establish a Residential Opportunity (RO) Overlay Zone that will allow at least 30 units per acre and apply it to the Gateway 1 (North) property to create opportunities for infill residential development on underutilized commercial surface parking areas. The Residential Opportunity Overlay Zone must facilitate a minimum of 176 units to accommodate the lower income RHNA and comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed:

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households;

- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre;

- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;

- Ensure sites will be available for development during the planning period where water and sewer can be provided; and

- Ensure sites encouraging proximity to employment, schools, and other resources.

As such, the existing Commercial Retail land use designation within the I-15 Corridor Specific Plan is inconsistent with the Housing Element and the 2040 General Plan. The proposed Change of Zone to apply the Residential Opportunity Overlay Zone is consistent with Strategy HE-1B of the Housing Element as well as Policy LU-4.4 of the 2040 General Plan, which further identifies the Gateway 1 (North) property as residential.

Finding 2: The amendment is consistent with the most recent adopted version of the Chino Airport land Use Compatibility Plan.

Evidence: The project site is not located within the Chino Airport influence area and is not subject to a consistency determination with the Airport Land Use Compatibility Plan (ALUCP).

SECTION 4. 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, and mitigation is provided through payment of the MSHCP mitigation fee at the time of development.

SECTION 5. 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 environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project, are located in the City Clerk's office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk of the City of Eastvale.

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 4, the Planning Commission of the City of Eastvale hereby recommends that the City Council approve PLN24-20103, amending Title 120 (Planning and Zoning) of the Eastvale Municipal Code to add Chapter 120.10 establishing the Residential Opportunity Overlay Zone and PLN24-20104 amending the official zoning map to apply the Residential Opportunity (RO) Overlay Zone to the approximately 74.1-acre Gateway 1 (North) properties located on the northeast corner of Limonite Avenue and Hamner Avenue, consistent with the City of Eastvale Sixth Cycle Housing Element and 2040 General Plan.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2024.

_____
Michael Rochelle
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
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. 24-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 18th day of December 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING TITLE 120 (PLANNING AND ZONING) OF THE EASTVALE MUNICIPAL CODE TO ADD CHAPTER 120.10 ESTABLISHING THE RESIDENTIAL OPPORTUNITY OVERLAY ZONE

WHEREAS, the Eastvale City Council adopted the City of Eastvale Sixth Cycle Housing Element on April 20, 2022; and

WHEREAS, the California Department of Housing and Community Development (HCD) certified the City of Eastvale Housing Element on June 21, 2022; and

WHEREAS, as part of the City's compliance with state law and the Regional Housing Needs Assessment (RHNA), the Housing Element identified the need to establish a Residential Opportunity Overlay Zone to then be applied to candidate rezoning sites to accommodate the City's assigned share of the regional housing needs; and

WHEREAS, the Residential Opportunity Overlay Zone would allow for residential development with a minimum density of 30 units per acre on underutilized parking areas of existing shopping centers to accommodate residential uses; and

WHEREAS, pursuant to California Government Code Section 65583.4, the City of Eastvale is proposing an amendment to the Zoning Code (Title 120 of the Eastvale Municipal Code) to add Chapter 120.10 establishing the Residential Opportunity Overlay Zone consistent with the adopted Housing Element; and

WHEREAS, the Residential Opportunity Overlay Zone may be applied, by action of the City Council, to qualifying properties to meet the RHNA obligations and state law.

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

SECTION 1. Findings. As required by Section 120.01.070(e) of the Eastvale Municipal Code, the City Council finds that the changes contained in this ordinance are consistent with the General Plan goals, policies, and implementation programs. Specifically, Housing Element Strategy HE-1B provides the City will establish a Residential Opportunity Overlay Zone that will allow at least 30 units per acre and comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed:

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households;

- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre;

- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;

- Ensure sites will be available for development during the planning period where water and sewer can be provided; and

- Ensure sites encouraging proximity to employment, schools, and other resources.

SECTION 2. Amendment of Title 120. Chapter 120.10 (Residential Opportunity Overlay Zone) is added in its entirety to the Eastvale Municipal Code and shall read as shown in Exhibit "A" to this Ordinance.

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

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

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

PASSED, APPROVED AND ORDAINED this __ day of _____, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica L. Vega

ATTEST:

_____
Marc A. Donohue, MMC

City Attorney

City Clerk/Communications Director

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

I, Marc A. Donohue, City Clerk/Communications Director of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 25-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

EXHIBIT “A”

Chapter 120.10. - Residential Opportunity (RO) Overlay Zone

Sec. 120.10.010. - Purpose

(a) The Residential Opportunity Overlay Zone is intended to designate parcels for the development of multiple-family residential units where the underlying zone does not otherwise allow residential or where there is an existing non-residential use that may transition to a residential or mixed use over time as market demands dictate.

(b) The Residential Opportunity Overlay Zone may be applied to non-residentially zoned properties to facilitate new residential development on undeveloped or underdeveloped land.

(c) The Residential Opportunity Overlay Zone is intended to provide a meaningful blend of residential and nonresidential uses that enhances and builds upon the City’s commercial base.

Sec. 120.10.020. – Implementation

(a) Except as specified within this chapter, all provisions of the R-3 zoning district shall apply when a property is designated with the Residential Opportunity Overlay Zone.

(b) Parcels designated as part of the Residential Opportunity Overlay Zone must be developed in accordance with the provisions set forth herein.

(c) Projects developed under the provisions of this chapter shall be subject to the requirements of Section 120.05.060, "Off-Street Vehicle Parking," of the Zoning Code with regard to the required number and design of parking spaces.

(d) Permitted land uses are established by the R-3 zoning district.

Sec. 120.10.040. - Density

(a) Project density and number of units shall be consistent with any minimums or maximums established within the City of Eastvale General Plan and Housing Element.

(b) A density bonus may be applied per state law.

ORDINANCE NO. 25-XX

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP TO APPLY THE RESIDENTIAL OPPORTUNITY (RO) OVERLAY ZONE TO THE APPROXIMATELY 74.1-ACRE GATEWAY 1 (NORTH) PROPERTIES LOCATED ON THE NORTHEAST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, CONSISTENT WITH THE CITY OF EASTVALE SIXTH CYCLE HOUSING ELEMENT AND 2040 GENERAL PLAN

THE CITY COUNCIL OF THE CITY OF EASTVALE ORDAINS AS FOLLOWS:

SECTION 1: ENVIRONMENTAL FINDINGS

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Change of Zone (PLN24-20104) was contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and would allow for residential development at a density of at least 30 units per acre. No development is proposed as part of this action. No further environmental review pursuant to CEQA is required.

SECTION 2: FINDINGS FOR THE CHANGE OF ZONE

Finding 1: The change is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The 74.1-acre site is currently zoned SP – Specific Plan and is located within Planning Areas 2 and 22 of the I-15 Corridor Specific Plan. Planning Areas 2 and 22 of the I-15 Corridor Specific Plan have a CR – Commercial Retail designation and do not permit residential uses. The City of Eastvale Sixth Cycle Housing Element, adopted by City Council on April 20, 2022 and certified by the California Department of Housing and Community Development (HCD) on June 21, 2022 identified the Gateway 1 (North) shopping center as candidate rezoning sites to accommodate the City's assigned share of the Regional Housing Needs Assessment (RHNA). The adopted Housing Element includes Strategy HE-1B, which provides that the City will establish a Residential Opportunity (RO) Overlay Zone that will allow at least 30 units per acre and apply it to the Gateway 1 (North) property to create opportunities for infill residential development on underutilized commercial surface parking areas. The Residential Opportunity Overlay Zone must facilitate a minimum of 176 units to accommodate the lower income RHNA and comply with the

requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed:

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households;

- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre;

- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;

- Ensure sites will be available for development during the planning period where water and sewer can be provided; and

- Ensure sites encouraging proximity to employment, schools, and other resources.

As such, the existing Commercial Retail land use designation within the I-15 Corridor Specific Plan is inconsistent with the Housing Element and the 2040 General Plan. The proposed Change of Zone to apply the Residential Opportunity Overlay Zone is consistent with Strategy HE-1B of the Housing Element as well as Policy LU-4.4 of the 2040 General Plan, which further identifies the Gateway 1 (North) property as residential.

Finding 2: The amendment is consistent with the most recent adopted version of the Chino Airport land Use Compatibility Plan.

Evidence: The project site is not located within the Chino Airport influence area and is not subject to a consistency determination with the Airport Land Use Compatibility Plan (ALUCP).

SECTION 3. CHANGE OF ZONE

The Official Zoning Map for the City of Eastvale is hereby amended to apply the Residential Opportunity Overlay Zone to the Gateway 1 (North) property, including all Assessor Parcel Number (APNs) listed and shown within Exhibit A attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

If any Chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 7. CITY CLERK ACTION

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

PASSED, APPROVED AND ADOPTED this XX day of _____ 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the XX day of _____ 2025, by the following vote:

AYES:

NOES:

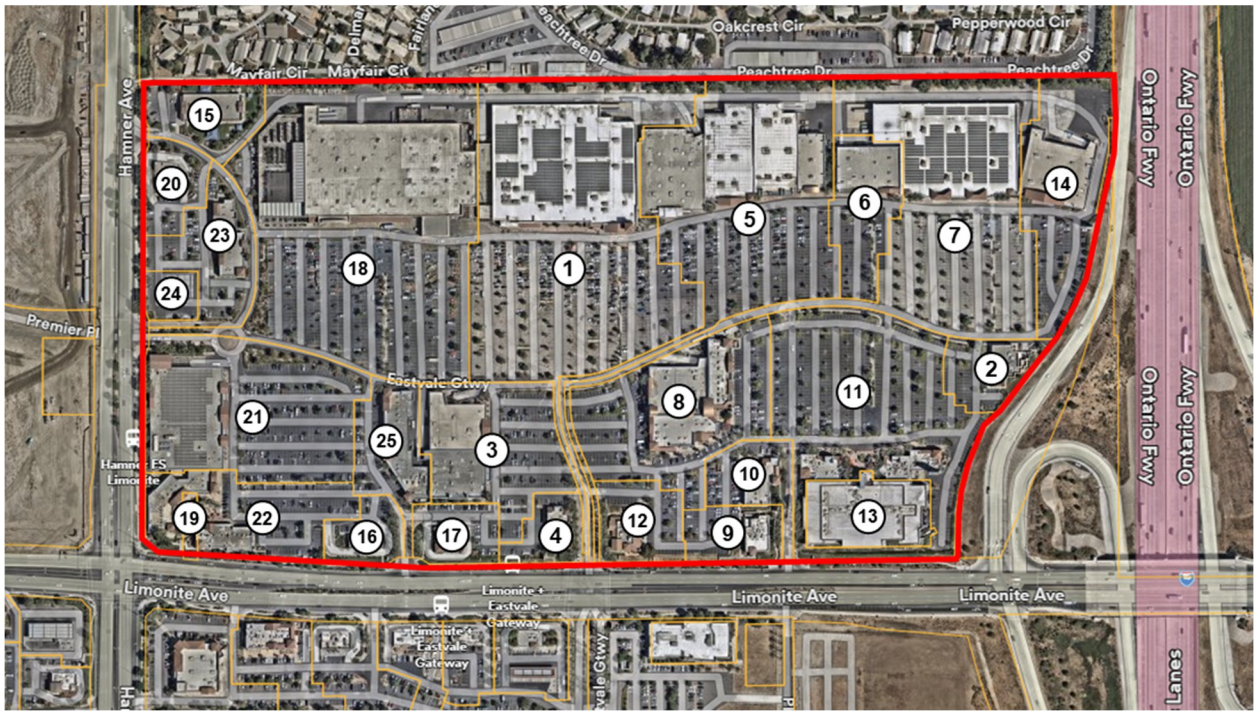
ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT A

PLN 24-20104 Change of Zone to apply the Residential Opportunity (RO) Overlay Zone to Gateway 1 (North) Property – Applicable Assessor Parcel Numbers (APNs)



Map Location	APN	Acres
1	160-030-033	9.99
2	160-030-050	0.98
3	160-030-065	3.01
4	160-030-066	0.75
5	160-030-067	6.93
6	160-030-068	1.61
7	160-030-069	7.31
8	160-030-071	4.02
9	160-030-072	0.92
10	160-030-073	1.02
11	160-030-074	5.96
12	160-030-075	1.14
13	160-030-076	1.45
14	160-030-077	2.96
15	160-230-001	1.26
16	160-230-006	0.76
17	160-230-008	0.87
18	160-230-009	11.04

19	160-230-010	0.15
20	160-230-012	0.87
21	160-230-018	4.88
22	160-230-019	2.52
23	160-230-020	1.82
24	160-230-021	0.43
25	160-230-022	1.45
	Total Acreage	74.1

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CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011706272

FILE NO. 0011706272

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/08/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: December 8, 2024.
At: Riverside, California

Christine Gonzalez
Signature

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
PROJECT NO. PLN24-20103 – ZONING CODE AMENDMENT TO ADD CHAPTER 120.10 ESTABLISHING THE RESIDENTIAL OVERLAY ZONE AND PLN24-20104 – CHANGE OF ZONE TO APPLY THE RESIDENTIAL OVERLAY ZONE TO THE EASTVALE GATEWAY 1 (NORTH) PROPERTY

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, December 18, 2024** , 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. PLN24-20103 – Zoning Code Amendment to add Chapter 120.10 establishing the Residential Overlay Zone and PLN24-20104 – Change of Zone to apply the Residential Overlay Zone to the approximately 74.1-acre Eastvale Gateway 1 (North) property located on the northeast corner of Limonite and Hamner Avenues.**

PROJECT DESCRIPTION: Pursuant to California Government Code Section 65583.4, the City of Eastvale is proposing an amendment to the Zoning Code (Title 120 of the Eastvale Municipal Code) to add Chapter 120.10 establishing the Residential Overlay Zone and a Change of Zone to apply the Residential Overlay Zone to the approximately 74.1-acre Eastvale Gateway 1 (North) property located at the northeast corner of Limonite and Hamner Avenues. The purpose of these actions is to implement the City of Eastvale Sixth Cycle Housing Element adopted by the Eastvale City Council on April 20, 2022 and certified by the California Department of Housing and Community Development (HCD) on June 21, 2022. As part of the City's compliance with state law and the Regional Housing Needs Assessment (RHNA), the Housing Element identified the site as one of the candidate rezoning sites to accommodate the City's assigned share of the regional housing needs. This change would allow for residential development of up to 32 units per acre on underutilized parking areas of the shopping center by replacing surface parking with a structure and expanding the existing commercial zoning to accommodate residential uses. This overlay would not preclude the existing commercial uses from continuing to exist. No development or change of existing uses is proposed as part of this Change of Zone to apply the Residential Overlay Zone.

PROJECT LOCATION:
PLN24-20103 – The Zoning Code Amendment establishing the Residential Overlay Zone would create a zoning classification that could be applied to qualifying properties throughout the City on a case-by-case basis and subject to City Council approval.
PLN24-20104 – The Residential Overlay Zone would be applied to the approximately 74.1-acre Eastvale Gateway 1 (North) property located at the northeast corner of Limonite and Hamner Avenues.

ENVIRONMENTAL: Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed Zoning Code text amendment (PLN24-20103) and proposed Change of Zone to apply the Residential Overlay Zone (PLN24-20104) were contemplated and fully evaluated under the City of Eastvale Housing Element and Addendum to the Eastvale General Plan Final EIR (State Clearinghouse No. 2011111061) adopted by the Eastvale City Council in April 2022 and the City of Eastvale 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022080090) adopted and certified by the Eastvale City Council in March 2024. This action is an implementation of the City of Eastvale Housing Element and Eastvale 2040 General Plan and no development is proposed as part of this action. 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 David Murray at dmurray@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, December 18, 2024 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 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 David Murray at (951) 703-0488 or dmurrary@eastvaleca.gov .
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