



CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

**Eastvale City Hall Council Chambers
12363 Limonite Ave, Suite 910, Eastvale, CA, 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, April 15, 2026**

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

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

5. PRESENTATIONS

6. PUBLIC COMMENT

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

7. CONSENT CALENDAR

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

7.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

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

7.2. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

7.3. Public Works Department Update

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

RECOMMENDED ACTION(S):

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

7.4. Finding of Conformity to Eastvale General Plan 2040 for the Prado Dam – JCSD Recycled Water Pipeline Project

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission adopt a resolution finding that the proposed temporary and permanent easements associated with construction of infrastructure improvements (Prado Dam – JCSD Recycled Water Pipeline Project) for portions of Orange County Flood Control District properties located at Assessor Parcel Numbers (APNs) 144-080-013 and 144-080-015 conform with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

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

Submitted by: Steven D. Fowler, Assistant Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building;
2. Approve Conditional Use Permit (PLN26-20012) to establish an indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval; and
3. Approve Conditional Use Permit (PLN26-20012) for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only in conjunction with a proposed indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval.

9. COMMISSION BUSINESS

9.1. 2026 First Quarter Economic Development Updates

Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):

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

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, May 20, 2026, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

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

Marc A. Donohue, MMC
City Clerk

MINUTES

CITY OF EASTVALE

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

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

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent:

City Staff

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

3. PLEDGE OF ALLEGIANCE

Commissioner Lee led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

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

Commissioner Rochelle abstained from the item.

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the February 18, 2026 meeting.

7.2 Planning Division Update

The Planning Commission received and filed the Planning Division Update.

7.3 Public Works Department Update

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

8. PUBLIC HEARINGS

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

Assistant Planner Fowler presented the item and answered related questions.

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

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

1. Find that no further environmental review pursuant to California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve Conditional Use Permit (PLN 25-20072) for an Alcohol Beverage Control License (Type 41) to allow for beer and wine only within an existing 3,209 square-foot commercial retail building in an existing retail center, subject to conditions of approval.

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

Assistant Planner Fowler provided a brief summary.

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

1. Continue this City-initiated item to the special March 23, 2026, Planning

Commission meeting.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORTS

Community Development Director Gonzalez provided updates.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Rodriguez-Plott adjourned the meeting at 6:29 p.m. The next special meeting of the Eastvale Planning Commission is scheduled for Monday, March 23, 2026, at 6:00 p.m.

Lea Perez
Senior Administrative Specialist



AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 7.2

April 15, 2026

Planning Division Update

Prepared By:

David Murray, City Planner

Recommended Action(s)

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

Summary

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

Background

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

Environmental

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

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

Not Applicable.

Fiscal Impact

The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

[Attachment - Planning Division Update 4.15.26](#)



CITY OF EASTVALE

Major Projects Summary

April 15, 2026

City of Eastvale Planning Division



CITY OF EASTVALE

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Contents

IN-PROCESS/REVIEW	2
<i>SUMNER PLACE RESIDENTIAL DEVELOPMENT (MAP ID: SMNR)</i>	2
<i>LEAL RANCH RESIDENTIAL TENTATIVE TRACT MAP PHASE C (MAP ID: LEAL.2)</i>	3
<i>LEAL RANCH RESIDENTIAL OVERALL PHASE C OFFSITE (MAP ID: LEAL.2)</i>	4
<i>LEAL RANCH RESIDENTIAL DR PA-7B (MAP ID: LEAL.2)</i>	5
<i>LEAL RANCH RESIDENTIAL DR PA-7C (MAP ID: LEAL.2)</i>	6
<i>LEAL RANCH RESIDENTIAL DR PA-12A (MAP ID: LEAL.2)</i>	7
<i>LEAL RANCH RESIDENTIAL DR PA-12B (MAP ID: LEAL.2)</i>	8
<i>LEAL RANCH RESIDENTIAL DR PA-12C (MAP ID: LEAL.2)</i>	9
<i>LEAL RANCH RESIDENTIAL DR PA-13A (MAP ID: LEAL.2)</i>	10
<i>LEAL RANCH RESIDENTIAL DR PA-13B (MAP ID: LEAL.2)</i>	11
<i>LEAL RANCH RESIDENTIAL DR PA-13C (MAP ID: LEAL.2)</i>	12
<i>EASTVALE CARE FACILITY (SELBY)</i>	13
<i>WARMINGTON RESIDENTIAL</i>	14
<i>SRI JAYARAM TEMPLE SELBY</i>	15
<i>BEYOND PICKLEBALL CLUB</i>	16
<i>FORGE DISTRICT GYM</i>	17
<i>WIRELESS FACILITY – 7250 COBBLE CREEK</i>	18
APPROVED/ ENTITLED	19
<i>LEAL RANCH RESIDENTIAL PHASE A TTM (MAP ID: LEAL.1)</i>	19
<i>LEAL RANCH RESIDENTIAL OVERALL PHASE A DR (MAP ID: LEAL.2)</i>	20
<i>LEAL RANCH RESIDENTIAL PA-1 PHASE A (MAP ID: LEAL.3)</i>	21
<i>LEAL RANCH RESIDENTIAL PA-6 PHASE A (MAP ID: LEAL.4)</i>	22
<i>LEAL RANCH RESIDENTIAL PA-7A PHASE A (MAP ID: LEAL.5)</i>	23
<i>LEAL RANCH RESIDENTIAL PA-8 PHASE A (MAP ID: LEAL.6)</i>	24
<i>LEAL RANCH RESIDENTIAL PA-2 QUARTERRA (MAP ID: LEAL.7)</i>	25
<i>NEW HOME RECREATION CENTER</i>	26
<i>NEW HOME TTM 38595 PHASE B</i>	27
<i>NEW HOME OFF-SITE</i>	28
<i>LEAL RANCH RESIDENTIAL PA-9</i>	29



CITY OF EASTVALE

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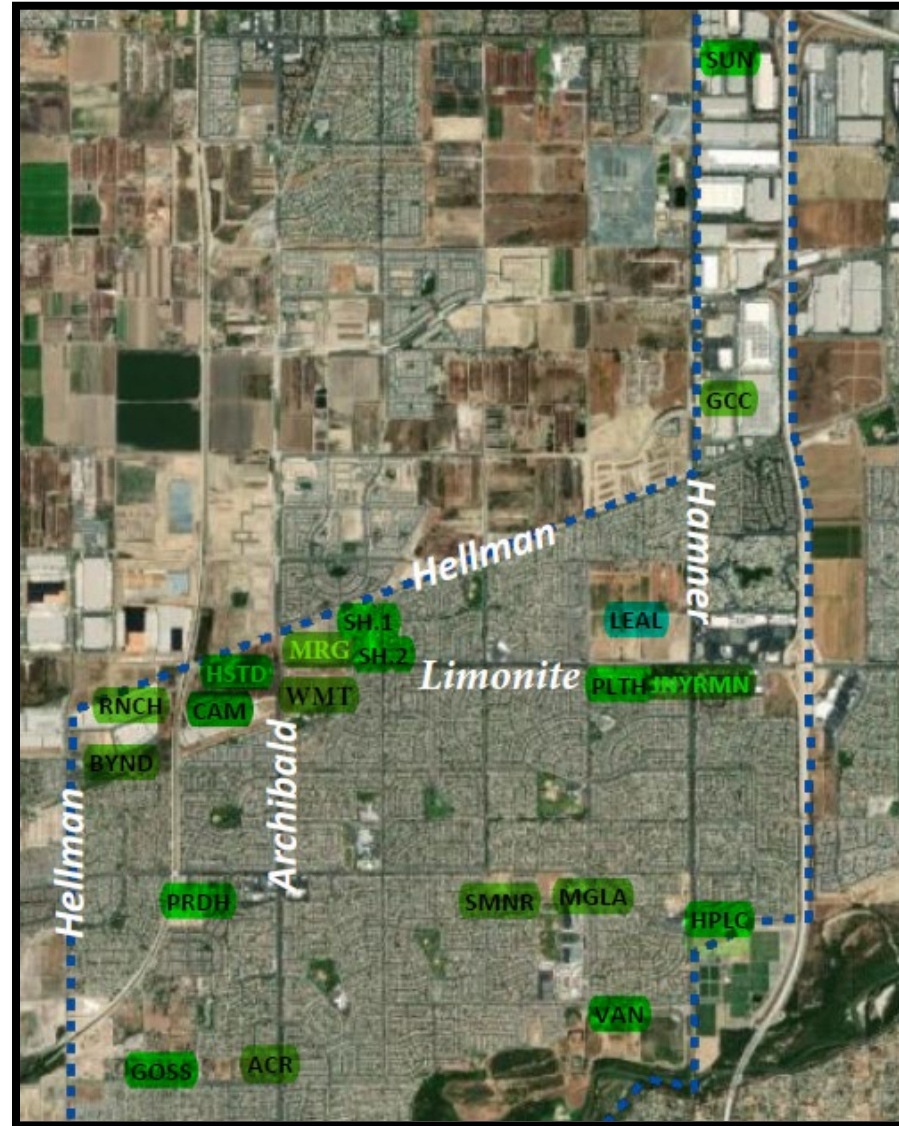
LEAL RANCH RESIDENTIAL PA-11A	30
LEAL RANCH RESIDENTIAL PA-11B.....	31
LEAL RANCH RESIDENTIAL PA-11C.....	32
LEAL RANCH RESIDENTIAL PA-4 QUARTERRA PHASE II	33
RICHMOND AMERICAN RESIDENTIAL (FORMERLY WARMINGTON RESIDENTIAL)	34
GOODMAN COMMERCE CENTER (MAP ID: GCC).....	35
GCC CR-1 Chili’s Alcohol CUP and VAR (MAP ID: GCC.13)	36
NEW RESTAURANT SHELL (CR-1).....	37
GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)	38
TEAM UP ARENA	39
ALL-MAGIC.....	40
HAMNER PLACE PAD-2 (MAP ID: HPLC.4)	41
THE RANCH (MAP ID: RNCH).....	42
BEYOND FOOD MART AT THE RANCH (MAP ID: RNCH.5).....	43
THE RANCH TPM No. 38114 (MAP ID: RNCH.6)	44
Hotel Suites (HPLC.1).....	45
Hamner Place Retail Suites D.R (HPLC.3)	46
The Merge (MAP ID: MRG)	47
WALMART (MAP ID: WMT)	48
MISTER CARWASH (MAP ID: WMT)	49
MCDONALDS (MAP ID: WMT).....	50
BETTER BUZZ (MAP ID: WMT)	51
DUNKIN DONUTS AND CARWASH DR AND CUP (MAP ID: DUNK).....	52
CHERRY TREE RESIDENTIAL.....	53
OASIS RESIDENTIAL.....	54
ARCHIBALD AND CHANDLER RETAIL (MAP ID: ACR)	55
MAGNOLIA RANCH.....	56
ST. OSCAR ROMERO MODULAR BUILDINGS.....	57
FUTURE.....	58
THE LEAL PLAN (MAP ID: LEAL).....	58



CITY OF EASTVALE

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Planning Department Major Projects Summary
April 15, 2026



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



In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

Project:	Sumner Place Residential Development
Project No.:	PLN25-20005_GPA001_DR001_COZ001_TTM
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	<p>General Plan Amendment to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre).</p> <p>Change of Zone to change the zone from Heavy Agriculture (A-2) to General Residential (R-3).</p> <p>Major Development Review for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres.</p> <p>Tentative Tract Map for condominium purposes.</p>
Planner:	Allen Lim

Notes:

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

Project Map:



Current Status:

- The project is awaiting a City Council hearing date.

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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Leal Ranch Residential DR PA-13B (MAP ID: LEAL.2)

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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Eastvale Care Facility (Selby)

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

Notes:

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

Project Map:



Current Status:

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

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



Warmington Residential

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

Notes:

- Received application on 12.2.25.
- An incomplete letter was sent to the applicant on 12.17.25
- On 1.26.26 the applicant resubmitted the project for review.
- An second incomplete letter was sent to the applicant on 2.11.26

Project Map:



Current Status:

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

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



Sri Jayaram Temple Selby

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

Notes:

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

Project Map:



Current Status:

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

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



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Planning Department Major Projects Summary
April 15, 2026

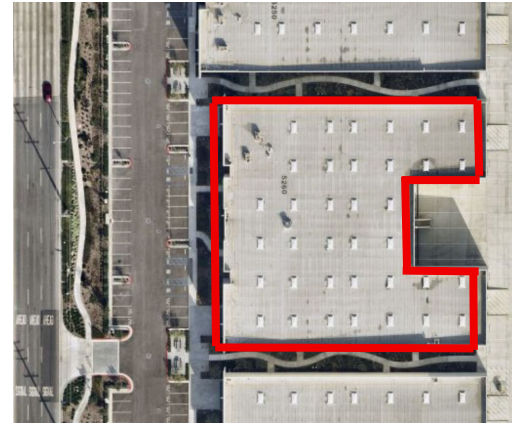
Beyond Pickleball Club

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

Notes:

- Received application on 2.17.26
- The application was deemed complete for the 2.18.26 Planning Commission.
- The project was continued to a Special Planning Commission meeting on 3.23.26
- The Special Planning Commission meeting for 3.23.26 was canceled.

Project Map:



Current Status:

- The project was deemed complete and is scheduled for April 15, 2026 Planning Commission.

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



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Forge District Gym

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

Notes:

- Received application on 3.5.26

Project Map:



Current Status:

- The project is currently under review.

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



Wireless Facility – 7250 Cobble Creek

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

Notes:

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

Project Map:



Current Status:

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

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



Approved/ Entitled

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

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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



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

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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



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Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)

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

Notes:

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

Project Map:



Current Status:

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

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



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Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)

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

Notes:

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

Project Map:



Current Status:

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

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



Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)

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

Notes:

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

Project Map:



Current Status:

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

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



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Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

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

Notes:

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

Project Map:



Current Status:

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

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



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

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

Notes:

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

Project Map:



Current Status:

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

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



New Home Recreation Center

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

Notes:

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

Project Map:



Current Status:

- The project has been signed off for TCO and is currently awaiting Certificate of Occupancy.

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



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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 58 th Street.
Project Description:	Tentative Tract Map for the development of an existing lot into 46 total lots for condominium purposes (37 residential, 1 commercial, 3 for open space and 5 for private street purposes) of TTM 38595 within Planning Area 9, 10, 11A, 11B, and 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

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

Project Map:



Current Status:

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

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



New Home Off-site

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

Notes:

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

Project Map:



Current Status:

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

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



Leal Ranch Residential PA-9

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

Notes:

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

Project Map:



Current Status:

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

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



Leal Ranch Residential PA-11A

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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



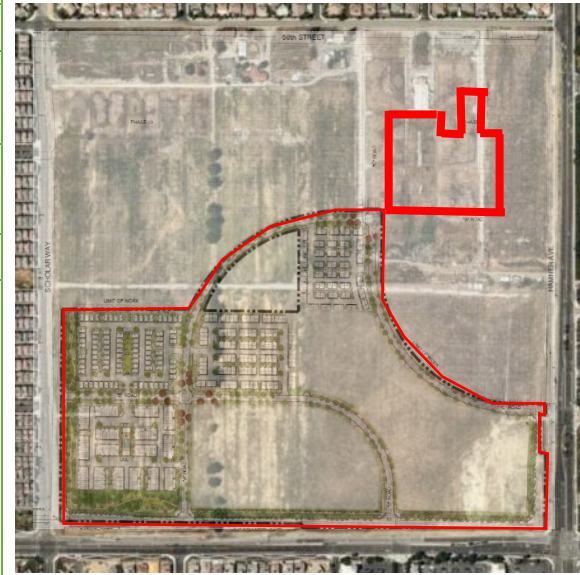
Leal Ranch Residential PA-11B

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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



Leal Ranch Residential PA-11C

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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



Leal Ranch Residential PA-4 Quarterra Phase II

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

Notes:

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

Project Map:



Current Status:

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

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



Richmond American Residential (formerly Warmington Residential)

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

Notes:

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

Project Map:



Current Status:

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

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



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Goodman Commerce Center (MAP ID: GCC)

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

Notes:

- Approved by City Council on November 12, 2014

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

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

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

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



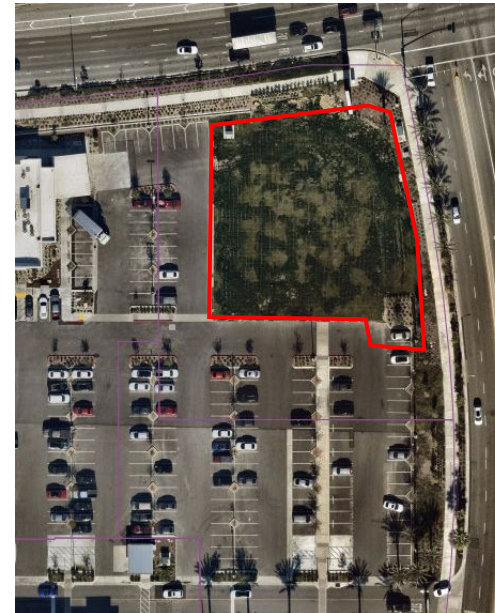
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

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

Notes:

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

Project Map:



Current Status:

- Project is currently on hold per developer.

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



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<i>New Restaurant Shell (CR-1)</i>		Project Map: 
Project:	Commercial Restaurant Building (CR-1)	
Project No.	PLN25-20031 DR003	
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.	
Project Description:	Major Development Review for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.	
Planner:	Steven D. Fowler	
Notes:		Current Status:
<ul style="list-style-type: none"> ▪ Received application on 4.23.25 ▪ On 5.20.25 an incomplete letter was sent out to the applicant. ▪ On 6.12.25 the applicant resubmitted to the Planning Division. ▪ A public hearing was scheduled for 8.20.25 to present the project to the Planning Commission ▪ On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval. 		<ul style="list-style-type: none"> ▪ Grading plans and Construction plans have been approved and construction will begin shortly.

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



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:	<p>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.</p> <p>TPM No. 38438: For the reconfiguration of a 14.4-acre site into five (5) individual parcels.</p>
Planner:	Allen Lim

Notes:

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

Project Map:



Current Status:

- Buildings are currently being leased.

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



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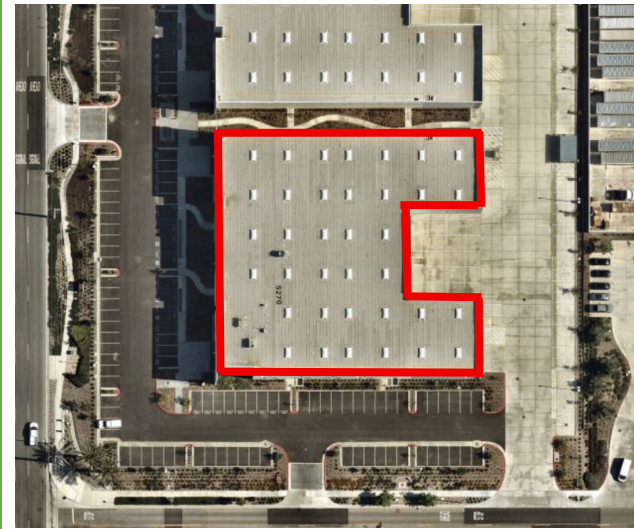
Team Up Arena

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

Notes:

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

Project Map:



Current Status:

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

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



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<i>All-Magic</i>		Project Map:
Project:	All-Magic Paint and Body	
Project No.:	PLN25-20081 CUP	
Project Location:	Northeast corner of Hamner Avenue and Commerce.	
Project Description:	Conditional Use Permit to allow for an indoor autobody paint and repair center that is contained completely within the building.	
Planner:	Steven D. Fowler	
Notes:		Current Status:
<ul style="list-style-type: none"> Received application on 10.13.25 The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting. 		<ul style="list-style-type: none"> On November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval.

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



Hamner Place Pad-2 (MAP ID: HPLC.4)

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

Notes:

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

Project Map:



Current Status:

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

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



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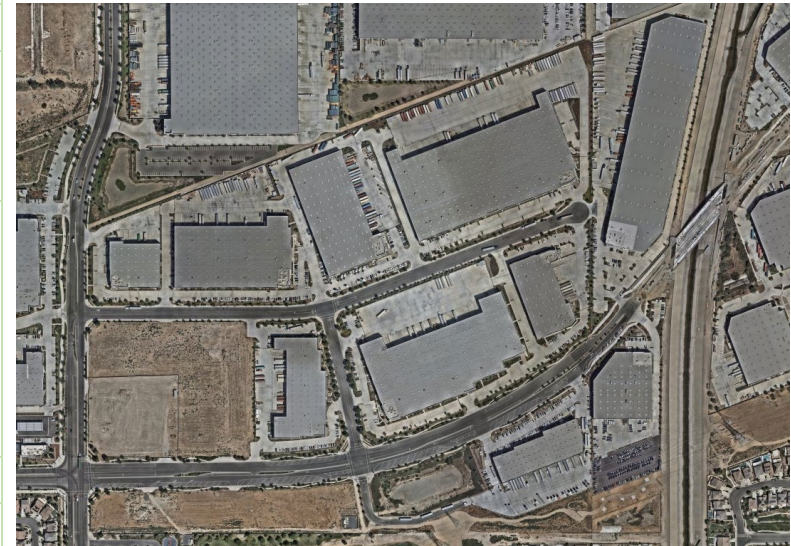
The Ranch (MAP ID: RNCH)

Project:	The Ranch
Project No.	15-0783
Project Location:	Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel. Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)
Project Description:	<ul style="list-style-type: none"> • Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9. • Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. • Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

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

Project Map



Current Status:

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

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

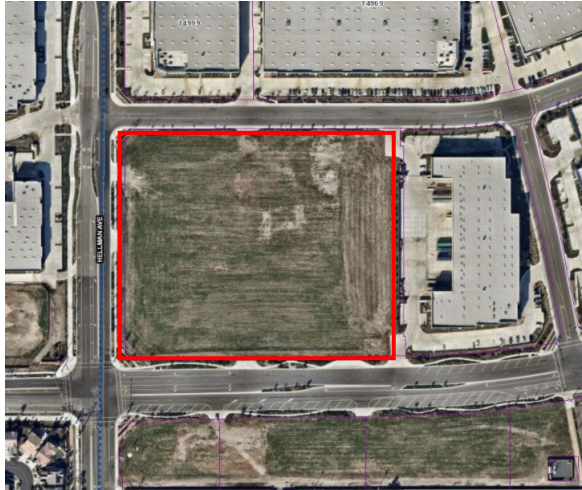
- The project is approved and currently operational.

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



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<i>The Ranch TPM No. 38114 (MAP ID: RNCH.6)</i>	
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:	<ul style="list-style-type: none"> Received application on March 2, 2022 On May 18th, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval. On November 17, 2021, the Planning Commission approved project PLN21-20014.
Project Map:	
Current Status:	The Building Permits of PLN21-20014 have been issued and is currently under construction.

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



Hotel Suites (HPLC.1)

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

Notes:

- Received application on June 6, 2019.

See the following project for more information:

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

Project Map:



Current Status:

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

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



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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.

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



The Merge (MAP ID: MRG)

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

Notes:

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

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction.

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



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Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	<p>General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres.</p> <p>CEQA: Environmental Impact Report (certified)</p> <p>Major Development Review for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061</p>
Planner:	Jamie K. Cerda

Notes:

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

Project Map:



Current Status:

- The site is currently operational.

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

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

Notes:

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

Project Map:



Current Status:

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

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



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McDonanlds (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

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



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Better Buzz (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

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



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Planning Department Major Projects Summary
April 15, 2026

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

Project:	Dunkin Donuts and Carwash DR and CUP
Project No.:	PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash
Project Location:	Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017
Project Description:	<p>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)</p> <p>Major Development Review (DR): for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060)</p> <p>Conditional Use Permit (CUP): To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030)</p> <p>Conditional Use Permit (CUP): To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)</p>
Planner:	Jamie K. Cerda

Notes:

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

Project Map:



Current Status:

- All-American Carwash has received TCO and is currently operational.
- **Dunkin Donuts 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



Cherry Tree Residential

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

Notes:

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

Project Map:



Current Status:

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

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



Oasis Residential

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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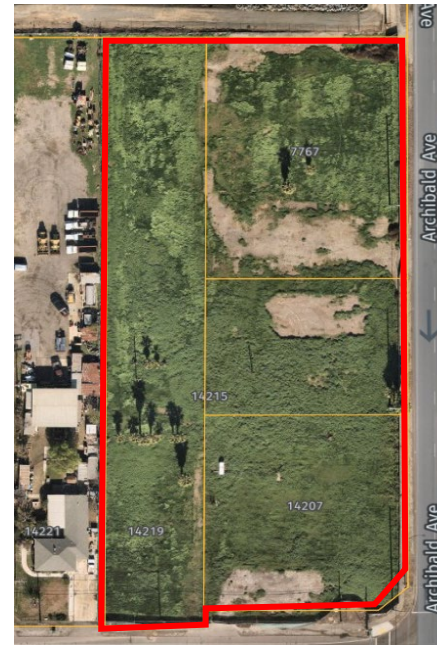
Planning Department Major Projects Summary
April 15, 2026

Archibald and Chandler Retail (MAP ID: ACR)

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

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

Project Map:



Current Status:

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

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



Magnolia Ranch

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

Notes:

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

Project Map:



Current Status:

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

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



St. Oscar Romero Modular Buildings

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

Notes:

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

Project Map:



Current Status:

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

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



Future

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:



Current Status:

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

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



AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 7.3

April 15, 2026

Public Works Department Update

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

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

Summary

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

Background

Not Applicable.

Analysis

Not Applicable.

Environmental

Not Applicable.

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

Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

[PW Project Update List.pdf](#)

[PW Grants Summary.pdf](#)



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Civic Center Project (Phase 1)

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

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

PROJECT SCHEDULE: Structural steel topping out ceremony took place on March 27, 2026. Contractor will continue with the deck pour and MEP installation.

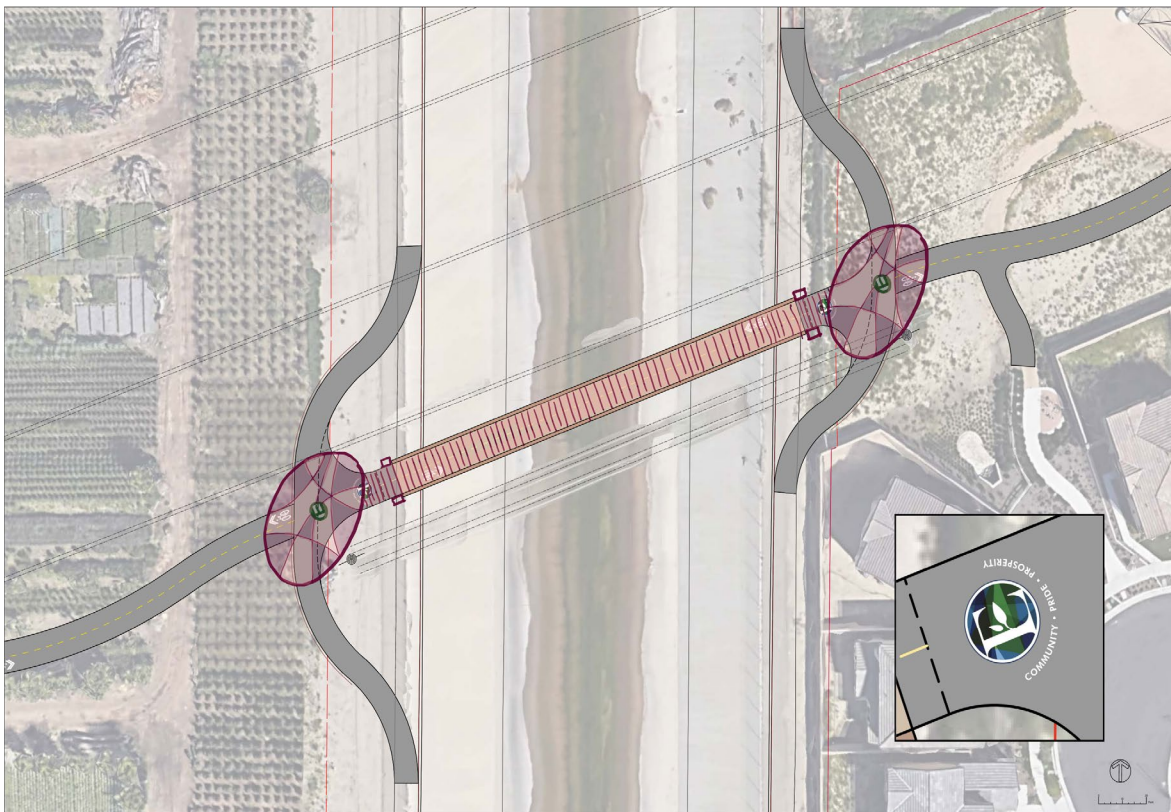
PROJECT RENDERING:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

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

PROJECT DESCRIPTION: Project will install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting.

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

PROJECT SCHEDULE: Landscaping and median monument signs have been installed, along with the streetlight poles on River Rd. Associated electrical work is being scheduled for installation and energization.

PROJECT IMAGE:

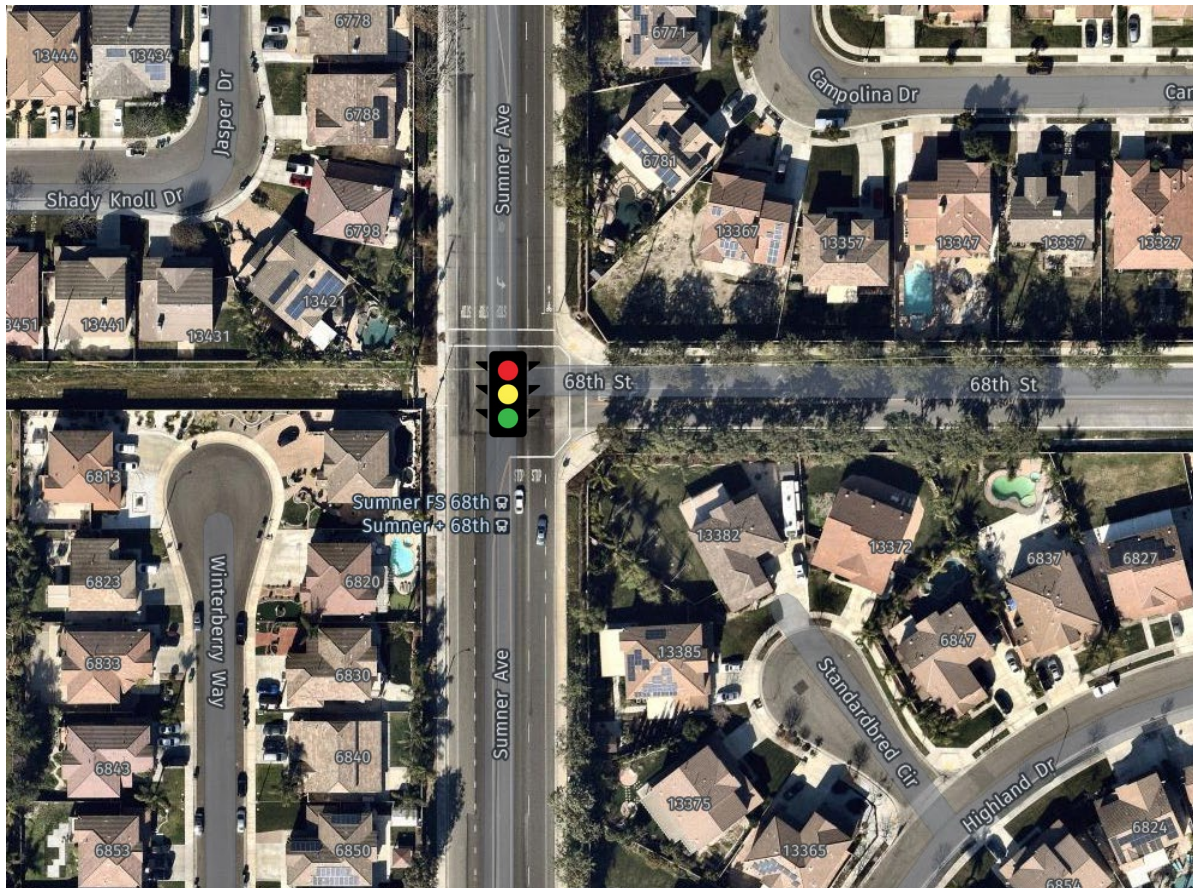




EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Citywide Traffic Signal Synchronization - Phase 1 Arterials

PROJECT DESCRIPTION: Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrison Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and synchronization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer.

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

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

PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Hellman Avenue Street Widening and Walters Pedestrian Bridge

PROJECT DESCRIPTION: The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project.

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

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

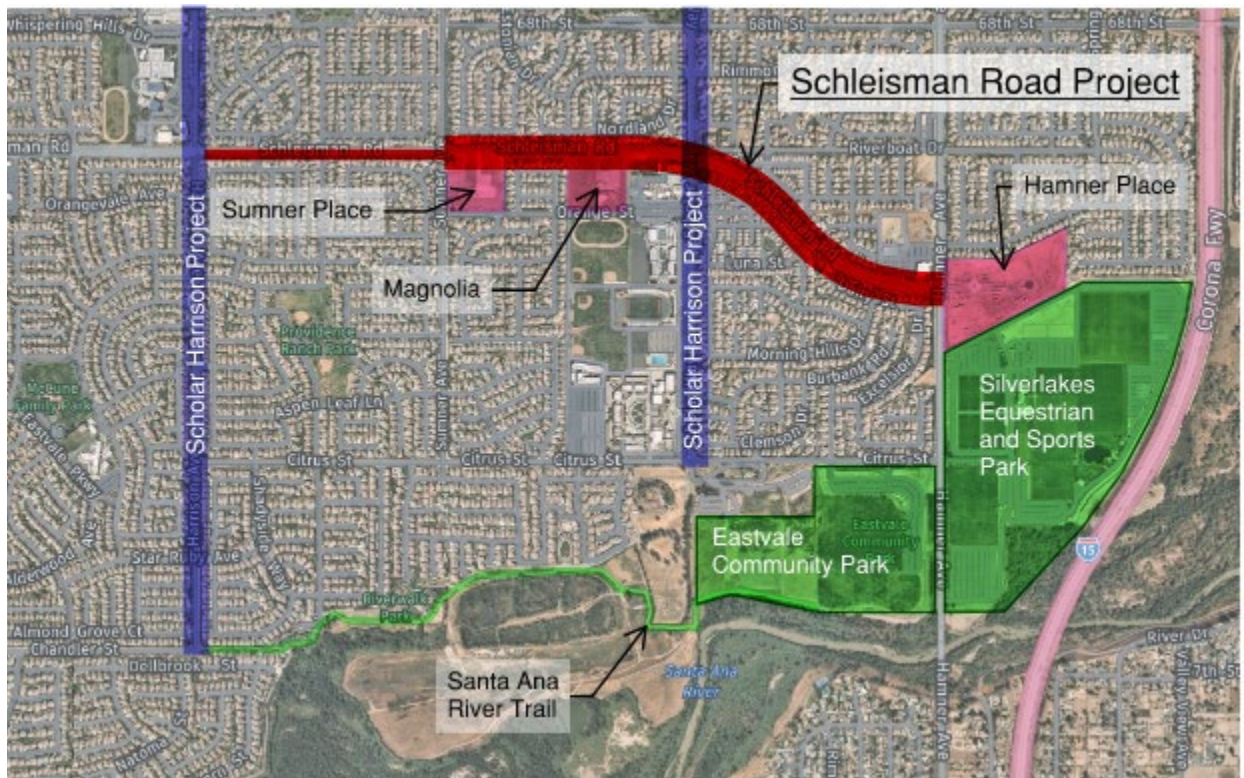
PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Oasis Residential

PROJECT LOCATION: Southeast corner of Chandler Street and Hellman Avenue

PROJECT DESCRIPTION: 65 Residential units on 8.2 acres.

PROJECT STATUS: Project is currently in review for entitlement.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Warmington Residential

PROJECT NUMBER: PW25-10004

PROJECT LOCATION: Southeast corner of Archibald Avenue and Grapewin Street

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

PROJECT STATUS: Project is in the plan check phase.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Hamner Place

PROJECT NUMBER: PW18-10712

PROJECT LOCATION: East of Hamner Avenue and Schleisman Road

PROJECT DESCRIPTION: Improvements include 21.48 gross acres.

PROJECT STATUS: Onsite improvement ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Chandler Plaza

PROJECT NUMBER: TPM 37653

PROJECT LOCATION: Northwest corner of Chandler Avenue and Archibald Avenue

PROJECT DESCRIPTION: 2.70 acre subdivision into three retail development parcels

PROJECT STATUS: Developer is working to obtain permits

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

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



AGENDA STAFF REPORT

Planning Commission Meeting

CONSENT CALENDAR

Agenda Item No. 7.4

April 15, 2026

Finding of Conformity to Eastvale General Plan 2040 for the Prado Dam – JCSD Recycled Water Pipeline Project

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the Planning Commission adopt a resolution finding that the proposed temporary and permanent easements associated with construction of infrastructure improvements (Prado Dam – JCSD Recycled Water Pipeline Project) for portions of Orange County Flood Control District properties located at Assessor Parcel Numbers (APNs) 144-080-013 and 144-080-015 conform with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

Summary

The Jurupa Community Services District (JCSD) is proposing a recycled water pipeline project that would require temporary and permanent easements through Orange County Flood Control District's (OCFCD) Prado Dam property. To facilitate the first phase of the proposed project, JCSD is requesting OCFCD to convey a temporary construction easement over APNs 144-080-13 and 144-080-015, located at the northeast corner of Hellman Avenue and Chandler Street in the City of Eastvale. OCFCD has agreed to convey the requested easements for the project.

California Government Code Section 65402 requires that before any government agency acquires or disposes of any real property or easements for public purposes, a determination must be made by the Planning Commission that the location, purpose, and extent of such vacation or acquisition is in conformity with the City's General Plan. As the proposed easements are within the City of Eastvale boundaries, OCFCD has requested that the city make a 65402 finding pertaining to the acquisition of the easement described above.

Background

The proposed easements are within a parcel designated as Chandler Policy Area in the Land Use Element of the Eastvale General Plan 2040. The Chandler Policy Area encourages a broad mix of low intensity land uses that are compatible with the rural character of the area. The western portion of the Chandler Policy Area, where the subject properties are located, includes properties recognized as being owned by OCFCD and the General Plan does not allow urban development in those areas. The General Plan identifies that open space and urban agriculture could be allowed within the flood areas and does not restrict infrastructure improvements. The subject properties are within the Santa Ana River watershed and within the Prado Basin Flood Area as parcels prone to flooding.

The requested easement provides for the construction of recycled “purple pipe” water infrastructure to expand JCSD’s service capacity for clean, non-potable, irrigation water. Therefore, staff has determined that the proposed easement is in conformance with Goal CO-9 of the Open Space and Conservation Element of the Eastvale General Plan 2040, which states:

- Goal CO-9: Clean and safe water for human consumption and the natural environment.

Environmental

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the finding of conformity with the Eastvale General Plan 2040 is not subject to CEQA.

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

Not applicable

Fiscal Impact

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

Prior City Council/Commission Action

Not Applicable

Attachment(s)

[Attachment 1 - Resolution](#)

[Attachment 2 - Letter from OCFCD dated March 11, 2026](#)

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO REQUIREMENTS OF STATE GOVERNMENT CODE SECTION 65402 FOR THE ACQUISITION OF AN EASEMENT ASSOCIATED WITH PRADO DAM – JCSD RECYCLED WATER PIPELINE PROJECT (OCFCD ROW I.D. NO.: 2026-012) BY THE JURUPA COMMUNITY SERVICES DISTRICT (JCSD) FROM ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD) FOR PURPOSES OF CONSTRUCTION AND OPERATION.

WHEREAS, The Jurupa Community Services District (JCSD) is proposing a recycled water pipeline project that would require temporary and permanent easements through Orange County Flood Control District’s (OCFCD) Prado Dam property; and,

WHEREAS, JCSD is requesting OCFCD to convey a temporary construction easement over Assessor Parcel Numbers (APNs) 144-080-13 and 144-080-015, located at the northeast corner of Hellman Avenue and Chandler Street in the City of Eastvale; and,

WHEREAS, OCFCD has agreed to convey the requested easements for the project; and,

WHEREAS, State of California Government Code Section 65402(a) provides that prior to relinquishment or acquisition of real property by a public agency, the planning agency of record for the jurisdiction that has General Plan land use authority over property proposed for relinquishment or acquisition, shall report on whether said relinquishment or acquisition is consistent with that jurisdiction’s General Plan; and

WHEREAS, the subject property within which the proposed easement lies is located within the municipal boundary of the City of Eastvale; and,

WHEREAS, this matter is not considered a “project” pursuant to the requirements of the California Environmental Quality Act (CEQA) per Section 15061, and is, therefore, not applicable to the requirements of CEQA; and

WHEREAS, this matter was considered by the Eastvale Planning Commission at a regular meeting on April, 15 2026, at which time it considered the staff report and all of the information, testimony, and evidence presented.

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

- I. The proposed easements are within a parcel designated as Chandler Policy Area in the Land Use Element of the Eastvale General Plan 2040. The Chandler Policy Area encourages a broad mix of low intensity land uses that are compatible with

the rural character of the area. The western portion of the Chandler Policy Area, where the subject properties are located, includes properties recognized as being owned by OCFCD and the General Plan does not allow urban development in those areas. The General Plan identifies that open space and urban agriculture could be allowed within the flood areas and does not restrict infrastructure improvements. The subject properties are within the Santa Ana River Watershed and within the Prado Basin Flood Area as parcels prone to flooding.

- II. The requested easement provides for the construction of recycled “purple pipe” water infrastructure to expand JCSD’s service capacity for clean, non-potable, irrigation water, which is in conformance with Goal CO-9 of the Open Space and Conservation Element of the Eastvale General Plan 2040, which emphasizes the importance of providing “clean and safe water for human consumption and the natural environment.” Therefore, the Prado Dam – JCSD Recycled Water Pipeline Project (OCFCD ROW I.D. No.: 2026-012) is in conformance with the Eastvale General Plan 2040.

PASSED, APPROVED AND ADOPTED this 15th day of April 2026.

April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

ATTEST:

Chad Herrington
Assistant City Attorney

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. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 15th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jessica Cooper, MMC
Senior Management Analyst

March 11, 2026

ROW I.D. No.: 2026-012

Gustavo N. Gonzalez
Community Development Director
CITY OF EASTVALE
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Subject: Request for General Plan Conformity Report – Prado Dam – JCSD Recycled Water Pipeline Project

Mr. Gonzalez:

The Jurupa Community Services District (JCSD) is proposing a recycled water pipeline project that would require temporary and permanent easements through Orange County Flood Control District's (OCFCD) Prado Dam property. In order to facilitate the first phase of the proposed project, JCSD is requesting OCFCD to convey a temporary construction easement over APNs: 144-080-13 and 144-080-015. The Orange County Flood Control District (OCFCD) will be conveying the requested easements in order to facilitate the construction project.

As required by Government Code Section 65402, this is to request that a determination be made on the conformance of the proposed OCFCD project with the City's General Plan.

Please route a dated copy of the City's determination as made by either the planning commission –OR– authorized staff to Jimmy Villalobos of Right of Way Services, who may be contacted by phone at 714-667-9664 or by e-mail at jimmy.villalobos@pw.oc.gov. If desired, the form provided below may be used to report project conformance. All questions regarding the Project may be directed to Guadalupe Velasquez of CEO RES, by phone at 949-377-9570 or by e-mail at Guadalupe.velasquez@ceo.oc.gov.



County Administration South
601 North Ross Street
Santa Ana, California 92701



P.O. Box 4048
Santa Ana, CA 92702-4048



info@ocpw.ocgov.com



(714) 667-8800



OCPublicWorks.com

Sincerely,



Raymond J. Rivera
Senior Land Surveyor, Right of Way Services

DETERMINATION:

The project described above is in conformance with the City's General Plan.

for the City of Eastvale

Date

Enclosures: Location Map
Parcel Sketch
Assessor Map

cc: Mark Orme, City Manager
Christine Long, Administrative Manager, CEO Real Estate



County Administration South
601 North Ross Street
Santa Ana, California 92701



P.O. Box 4048
Santa Ana, CA 92702-4048



info@ocpw.ocgov.com

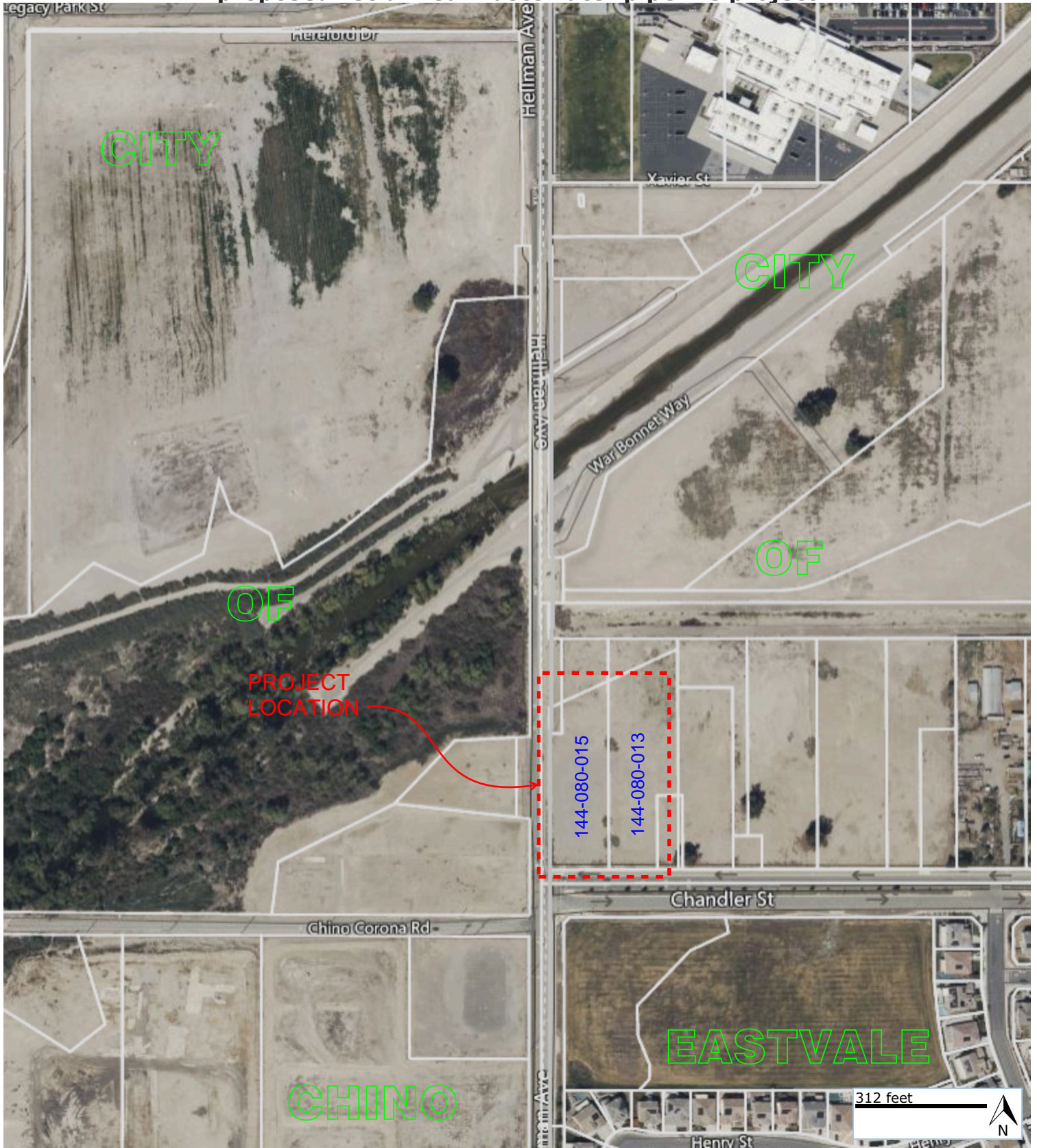


(714) 667-8800



OCPublicWorks.com

2026-012 Jurupa Community Services District proposed reclaimed-wastewater pipeline project



LOCATION MAP

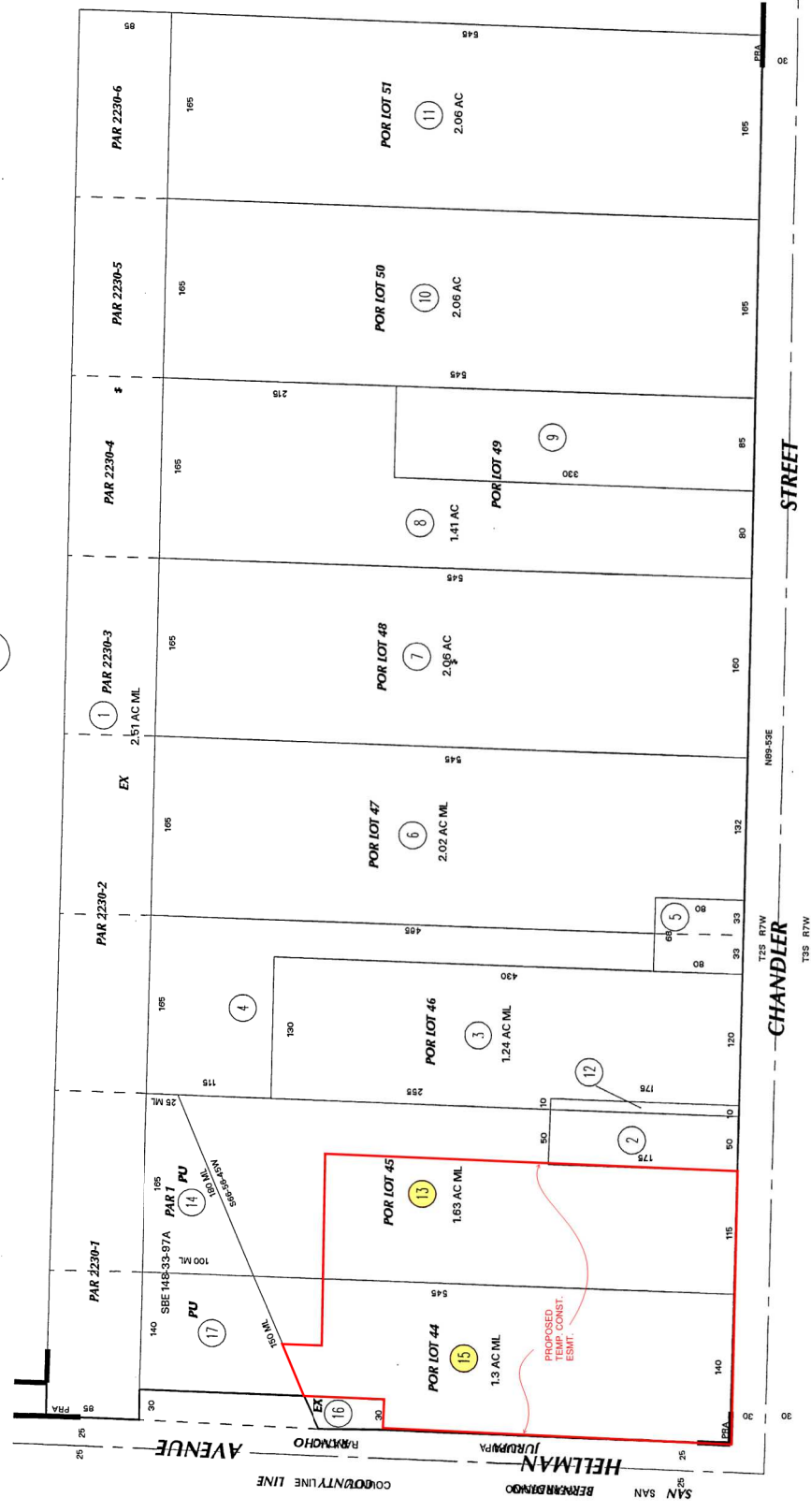
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS' MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

144-08
134-16

T.R.#A. 059-005

POR.S 34 T.2S., R.7W

07



130
02

DATA: MB 9/33 SR
RS 5/7/94-97

ASSESSOR'S MAP BK144 PG.08
Riverside County, Calif.

MB 12/98 PERSIMMON REPUBLIC ACRES

Nov 2003

Temporary Construction Easement Legal Description (APN 144-080-013)

EXHIBIT "A"
LEGAL DESCRIPTION

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
APN 144-080-013

THAT PORTION OF LOT 45 OF PERSIMMON REPUBLIC AREAS, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE CENTERLINE INTERSECTION OF HELLMAN AVENUE WITH THE CENTERLINE OF CHANDLER STREET; THENCE NORTH 00° 46' 48" EAST ALONG THE CENTERLINE OF HELLMAN AVENUE 33.91 FEET; THENCE SOUTH 89° 13' 12" EAST, 25.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HELLMAN AVENUE; THENCE SOUTH 89° 39' 30" EAST, 140.00 FEET TO THE WESTERLY LINE OF SAID LOT 45 AND THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89° 39' 30" EAST, 113.88 FEET; THENCE NORTH 00° 36' 05" EAST, 365.12 FEET; THENCE NORTH 89° 20' 42" WEST, 112.74 FEET TO THE WESTERLY LINE OF SAID LOT 45; THENCE SOUTH 00° 46' 48" WEST, 365.74 FEET ALONG SAID WESTERLY LINE OF LOT 45 TO THE POINT OF BEGINNING.

CONTAINING 41406 SQUARE FEET, 0.951 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HELLMAN AVENUE, BEING NORTH 00° 46' 48" EAST PER PARCEL MAP NO. 8657, FILED IN BOOK 33, PAGE 99 AND 100 OF PARCEL MAPS.



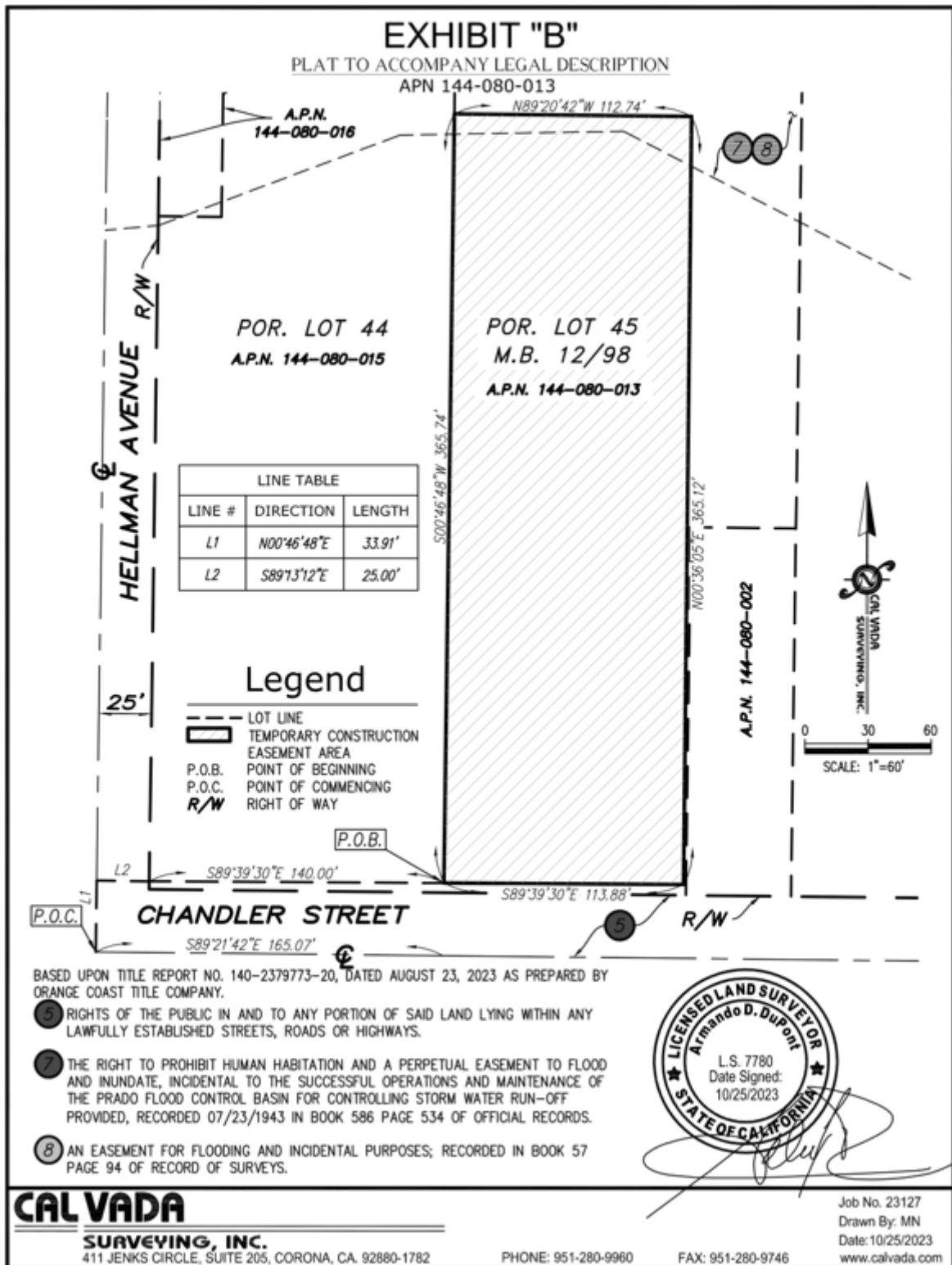
Armando D. DuPont, L.S. 7780

Prepared
under my
supervision:



10/25/2023

Temporary Construction Easement (APN 144-080-013)



Temporary Construction Easement Legal Description (APN 144-080-015)

EXHIBIT "A"
LEGAL DESCRIPTION

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
APN 144-080-015

THAT PORTION OF LOT 44 OF PERSIMMON REPUBLIC AREAS, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE CENTERLINE INTERSECTION OF HELLMAN AVENUE WITH THE CENTERLINE OF CHANDLER STREET; THENCE NORTH 00° 46' 48" EAST ALONG THE CENTERLINE OF HELLMAN AVENUE 33.91 FEET; THENCE SOUTH 89° 13' 12" EAST, 25.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HELLMAN AVENUE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 39' 30" EAST, 140.00 FEET TO THE EASTERLY LINE OF SAID LOT 44; THENCE NORTH 00° 46' 48" EAST, 365.74 FEET; THENCE NORTH 89° 20' 42" WEST, 73.00 FEET; THENCE NORTH 00° 46' 48" EAST, 24.67 FEET; THENCE SOUTH 66° 56' 24" WEST, 40.45 FEET; THENCE SOUTH 00° 46' 48" WEST, 58.66 FEET; THENCE NORTH 89° 21' 26" WEST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HELLMAN AVENUE; THENCE SOUTH 00° 46' 48" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF HELLMAN AVENUE 316.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 50361 SQUARE FEET, 1.156 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HELLMAN AVENUE, BEING NORTH 00° 46' 48" EAST PER PARCEL MAP NO. 8657, FILED IN BOOK 33, PAGE 99 AND 100 OF PARCEL MAPS.



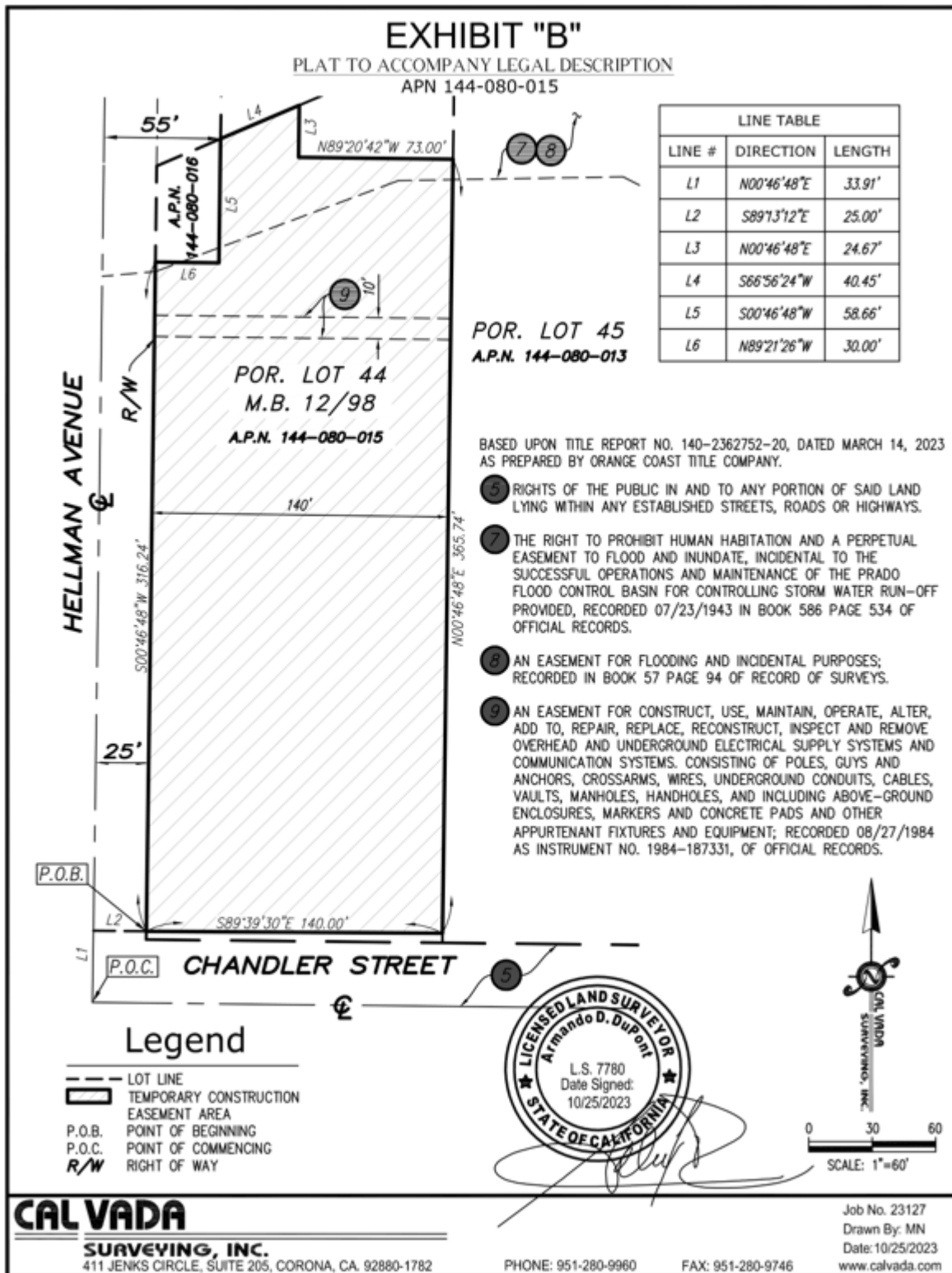
Armando D. DuPont, L.S. 7780

Prepared
under my
supervision:



10/25/2023

Temporary Construction Easement APN 144-080-015





AGENDA STAFF REPORT

Planning Commission Meeting

PUBLIC HEARINGS

Agenda Item No. 8.1

April 15, 2026

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

Prepared By:

Steven D. Fowler, Assistant Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building;
2. Approve Conditional Use Permit (PLN26-20012) to establish an indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval; and
3. Approve Conditional Use Permit (PLN26-20012) for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only in conjunction with a proposed indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval.

Summary

The applicant, Steve Wu (DBA Beyond Pickleball Club), is requesting a Conditional Use Permit (CUP) to establish an indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building on a 2.15-acre parcel (CR-16) in the Goodman Commerce Center. The applicant is also requesting a Conditional Use Permit (CUP) for an Alcohol Beverage Control License Type 41 for on-site sale of beer and wine only for the proposed business. As detailed below, the requested

Conditional Use Permits are consistent with the General Plan and applicable Zoning Code and Specific Plan (i.e., Goodman Commerce Center at Eastvale) regulations. With implementation of the conditions of approval, the proposed project will be compatible with the existing surrounding uses. The Planning Commission continued this item from the March 18, 2026 meeting to the special meeting on March 23, 2026, due to a staff error in sending out the required radius notifications within the required 10 days prior to meeting and was subsequently rescheduled and re-noticed until the regularly scheduled April 15, 2026 Planning Commission meeting due to a lack of quorum for the meeting on March 23, 2026.

Background

Location

The subject site is located at the northeast corner of Hamner Avenue and Goodman Way within the Goodman Commerce Center (Center). The site (CR-16) is one of the newly built parcels within the Center (Assessor's Parcel Number: 160-510-055), as depicted in **Attachment 1 - Development Plans**. Surrounding land uses include Commercial Retail to the north, Residential to the west within the City of Ontario, Commercial Retail and Business Park to the south, and Light Industrial to the east.

Project Description

As shown on the proposed site plan (**Attachment 1 – Development Plans**), the applicant is proposing to perform tenant improvements to an existing 39,494 square foot commercial retail building for use as an indoor fitness and sports facility on a 2.15-acre lot (CR-16). The business will feature fourteen (14) pickleball courts, a reception check in, player lounge, a warmup area, and a snack bar for food, beverages, and alcoholic beverages and would operate from Monday – Saturday 6 a.m. – 12 a.m. and Sunday from 6 a.m. – 10 p.m. A total of 12-15 staff members would be hired and shifts will vary between 1-5 staff members at any given time depending on the demand times per shift.

The indoor fitness and sports facility intends to serve alcohol with a Type 41 Alcohol Beverage Control license for the onsite consumption of beer and wine only. The applicant has provided a floor plan showing the proposed areas where beer and wine only would be displayed (reception counter and beer taps) for sale and the proposed storage locations (**Attachment 1 – Development Plans**). Any staff responsible for handling or selling alcohol shall complete Licensee Education on Alcohol and Drugs (LEAD) training through ABC, consistent with the Draft Conditions of Approval (**Attachment 6 – Draft Conditions of Approval (Alcohol Sales)**).

Analysis

Conditional Use Permits

Alcohol Sales

Census Tract

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

exhausted in a particular census tract.

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

The subject site is located within census tract 406.18 (**Attachment 9**). There are twenty-one (21) active and one pending (i.e., Tacos Los Cholos - PLN25-20072) on-sale alcohol licenses currently existing in this census tract. Per ABC, the maximum allowed active licenses for on-sale alcohol licenses in census tract 406.18 is ten (10) before it is considered overconcentrated. Thus, Census tract 406.18 is considered overconcentrated for on-sale alcohol licenses. As such, should the Planning Commission approve the CUP for on-site alcohol sales, the California Department of Alcohol Beverage Control must make a determination that the sale of alcohol is a Public Convenience and/or Necessity prior to granting the applicant a Type 41 alcohol license.

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

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

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

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

Alcoholic beverages for on-site consumption are currently sold or approved at thirty-eight (38)

locations, pending Tacos Los Cholos, in Eastvale, as listed below. Of the thirty-nine (39) locations in the City which sell alcohol for on-site consumption, twenty-five (25) sell beer and wine, while the remaining fourteen (14) also sell distilled spirits.

Beer and Wine

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

Beer and Wine + Distilled Spirits

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

Public Safety

The Riverside County Sheriff's Office (RSO) has reviewed the request and did not express any concerns resulting from the sale of alcohol provided that a security guard is on duty, a security plan is submitted, and the business complies with the California Alcohol Beverage Control requirements as proposed by the applicant at this location. RSO data has confirmed there have been no alcohol-related incidents reported since the center opened. Conditions of approval, including requirements for video surveillance and employee training for alcohol sales, have been included at the request of RSO and are included in **Attachment 6 – Draft Conditions of Approval**. In addition to the City's conditions of approval, the project will be subject to ABC's requirements for the sale of alcohol, which places restrictions on alcohol sales, location of consumption, hours of operation, and loitering. A summary of regulations and types for alcohol sales are included as **Attachment 7 and Attachment 8**. With these requirements in place, alcohol sales of this type are an accepted and normal part of the regular operation of indoor fitness and sports facility in Eastvale, and staff recommends that the Planning Commission approve the requested CUP.

Parking

The project shares parking with four (4) additional buildings, recently constructed to the north and south of the project site. At the time of this report, all buildings, except for CR-17 (dba. Team Up Arena) and a portion of CR-14 (All Magic Paint and Body), are currently vacant and unentitled. The shared parking lot provides a total of 584 parking spaces with the inclusion of Team Up Arena's additional striping in the rear of the building that will be completed with the project opening. With the previously approved Team Up Arena parking demand requiring a total of 137 parking spaces at peak demand, and the All Magic Paint and Body parking demand requiring 63 spaces, a total of 384 spaces are available for the remaining buildings. Based on the parking study prepared by Urban Crossroads, Inc. dated February 25, 2026, the proposed Beyond Pickleball Club would require a total of 84 parking spaces at peak demand (**Attachment 2 – Parking Study**). Based on the analysis and operational description provided by the applicant, the peak parking demand of 84 vehicles is based on an operational cap of 150% occupancy for each court, or six (6) persons per court, with a total of fourteen (14) courts within the facility. This allows each court to operate with four (4) persons per typical game (or 56 active players), and two persons waiting to rotate in (28 standby players).

As part of this proposal, Beyond Pickleball Club intends to restripe the rear loading dock area to accommodate an additional twenty (20) parking spaces, which will offset the parking demand for the proposed use and bring the overall site parking supply to 594 spaces. Based on the parking study, there would be a total of 312 spaces available for the remaining (2 and a half) buildings on the site after the approval of the proposed project.

With the exception of this project and the previously approved Team Up Arena and All Magic Paint and Body, tenants/uses have not been identified for the remainder of the buildings. Future uses will be required to evaluate the parking demands and trends of previously-approved projects when evaluating their individual parking demand. This may limit the types of uses that occupy the remaining buildings to uses with lower parking demand. The property owner is aware that there is potential limitations on future tenants due to the high parking demand of the approved amusement/entertainment use (dba. Team Up Arena) as well as the proposed indoor fitness and sports facility (Beyond Pickleball Club) and has agreed to limit the number of additional high-parking demand tenants. As proposed, there is sufficient parking to meet the parking demand of the proposed use. It is also anticipated that the peak hours of the automobile service and repair will be in the morning and late afternoon of the day while the amusement/entertainment uses will have peak demand on nights and weekends, allowing more flexibility in overflow parking for the

entertainment uses.

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

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

The Eastvale 2040 General Plan land use designation for the subject site is Business - Professional (B-P) which allows for the development of employee-intensive uses at a neighborhood, community, and regional level, as well flexible land use that encourages economic growth and innovation within Eastvale. Within the Goodman Commerce Center at Eastvale Specific Plan an indoor fitness and sports facility use requires a CUP, while all on and off-sale alcohol in the City of Eastvale requires a CUP. The requested CUPs are consistent with the General Plan and Zoning Code as the project site is developed as a commercial shopping center/business park designed to accommodate entertainment uses along with alcohol sales. The proposed sale of beer and wine only for on-site consumption will not be detrimental to the center or the surrounding neighborhood as the alcohol sales will be ancillary to the indoor fitness and sports facility, and the use will be subject to recommended conditions of approval. Further, the proposed use is consistent with the Chino Airport Land Use Compatibility Plan. **Attachments 3 and 4, (Draft Resolutions)** contain a complete analysis of the required findings.

Public Hearing Notification and Comment

The requested Conditional Use Permits requires a notice of public hearing to be published in a local newspaper and mailed to property owners, tenants, and residents within a 1,000-foot radius of the project site at least 10 days prior to the hearing (**Attachment 11 – Notice of Public Hearing**). A notice of public hearing was published in the Press Enterprise on April 5, 2026, and mailed to property owners, commercial tenants, and residents on April 2, 2026, for a regular Planning Commission meeting on April 15, 2026. A map illustrating the properties that received notification is included as **Attachment 12** to this staff report.

Environmental

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities, an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed CUPs would allow for an indoor fitness and sports facility and the sale of beer and wine only, for on-site consumption at the business. The proposed CUPs would not result in physical changes to the existing structure or environment because the CUPs would not change the exterior design of the building beyond what has been previously approved. Therefore, the proposed CUPs

qualifies for a Class 1 exemption (Section 15301) and no further environmental review pursuant to CEQA is required.

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

Attract and retain business.

Fiscal Impact

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

Prior City Council/Commission Action

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

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

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

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

On March 18, 2026, the Planning Commission approved a continuance for PLN26-20012 to the special Planning Commission meeting of March 23, 2026.

On March 23, 2026, the special Planning Commission meeting was canceled due to a lack of quorum and project was not heard. The item was rescheduled and re-noticed for the next scheduled meeting of April 15, 2026.

Attachment(s)

[Attachment 1 - Development Plans](#)

[Attachment 2 - Parking Study](#)

[Attachment 3 - Draft Resolution \(Commercial Recreation use\)](#)

[Attachment 4 - Draft Resolution \(Alcohol Sales\)](#)

[Attachment 5 - Draft Conditions of Approval \(Commercial Recreation use\)](#)

[Attachment 6 - Draft Conditions of Approval \(Alcohol Sales\)](#)

[Attachment 7 - ABC Regulations](#)

[Attachment 8 - License Types.pdf](#)
[Attachment 9 - Census Tract Map.pdf](#)
[Attachment 10 - Letter of Convenience or Necessity](#)
[Attachment 11 - Public Hearing Notice](#)
[Attachment 12 - Radius Map](#)

GOODMAN WAY

HAMNER AVENUE

CR-13
58,422 SF

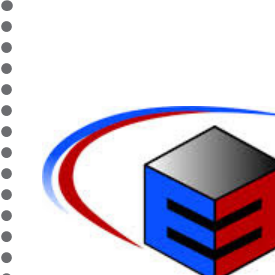
CR-14
58,422 SF

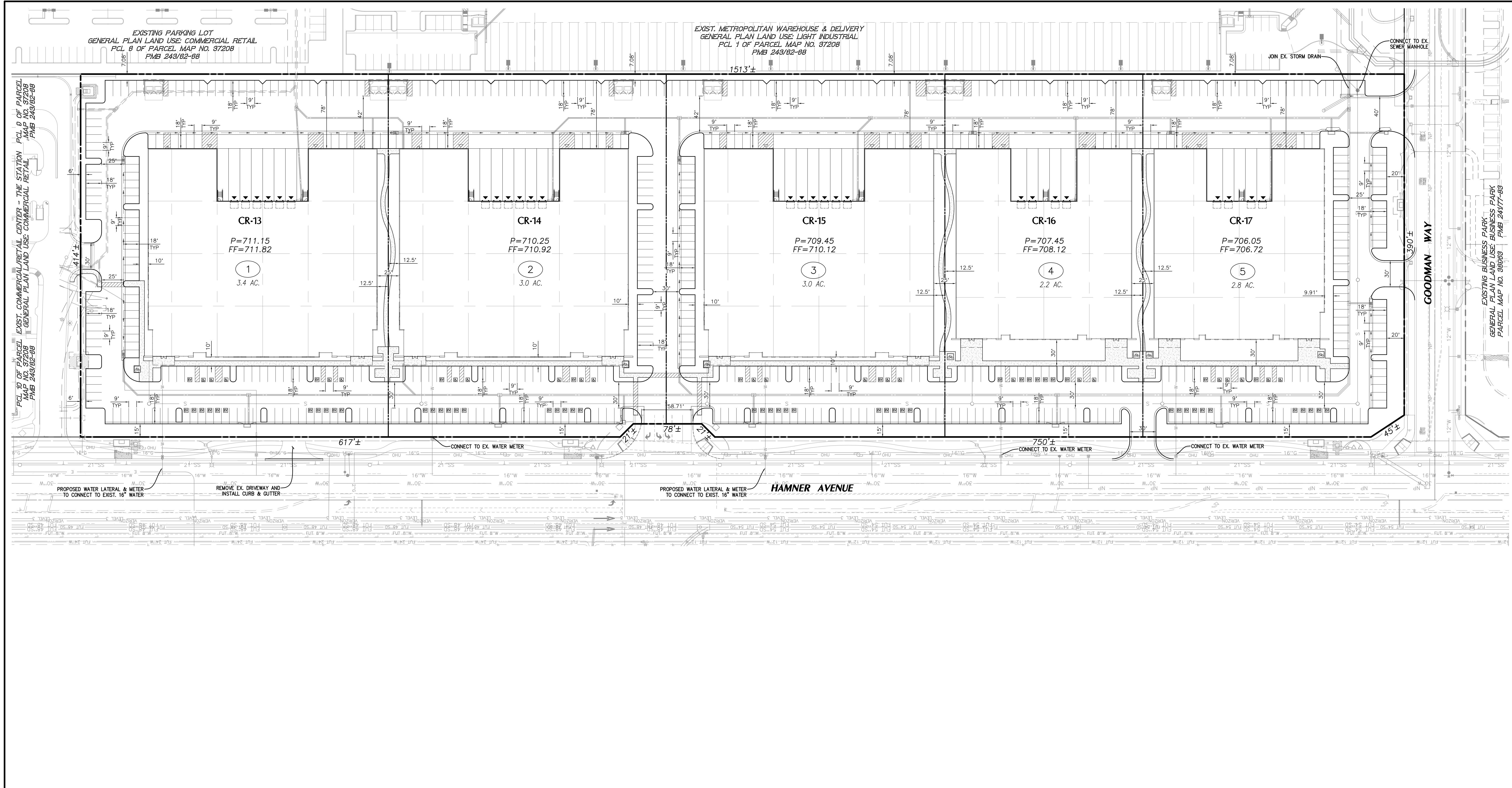
CR-15
58,764 SF

CR-16
39,494 SF

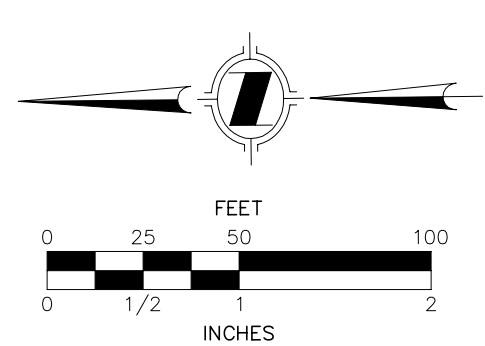
CR-17
38,150 SF

LEGEND:
■ ■ ■ ■ ■ DASHED LINE REPRESENTS ACCESSIBLE PATH OF TRAVEL





- LEGEND**
- PROJECT BOUNDARY LINE
 - LOT LINE
 - PROPOSED CURB
 - - - EXISTING EASEMENTS
 - - - EXISTING UTILITIES
 - ◻ ADA PARKING
 - ◻ EV PARKING
 - ◻ BICYCLE PARKING



DATE PREPARED: 07/27/2022

NO.	DATE	REVISIONS	APPROVED

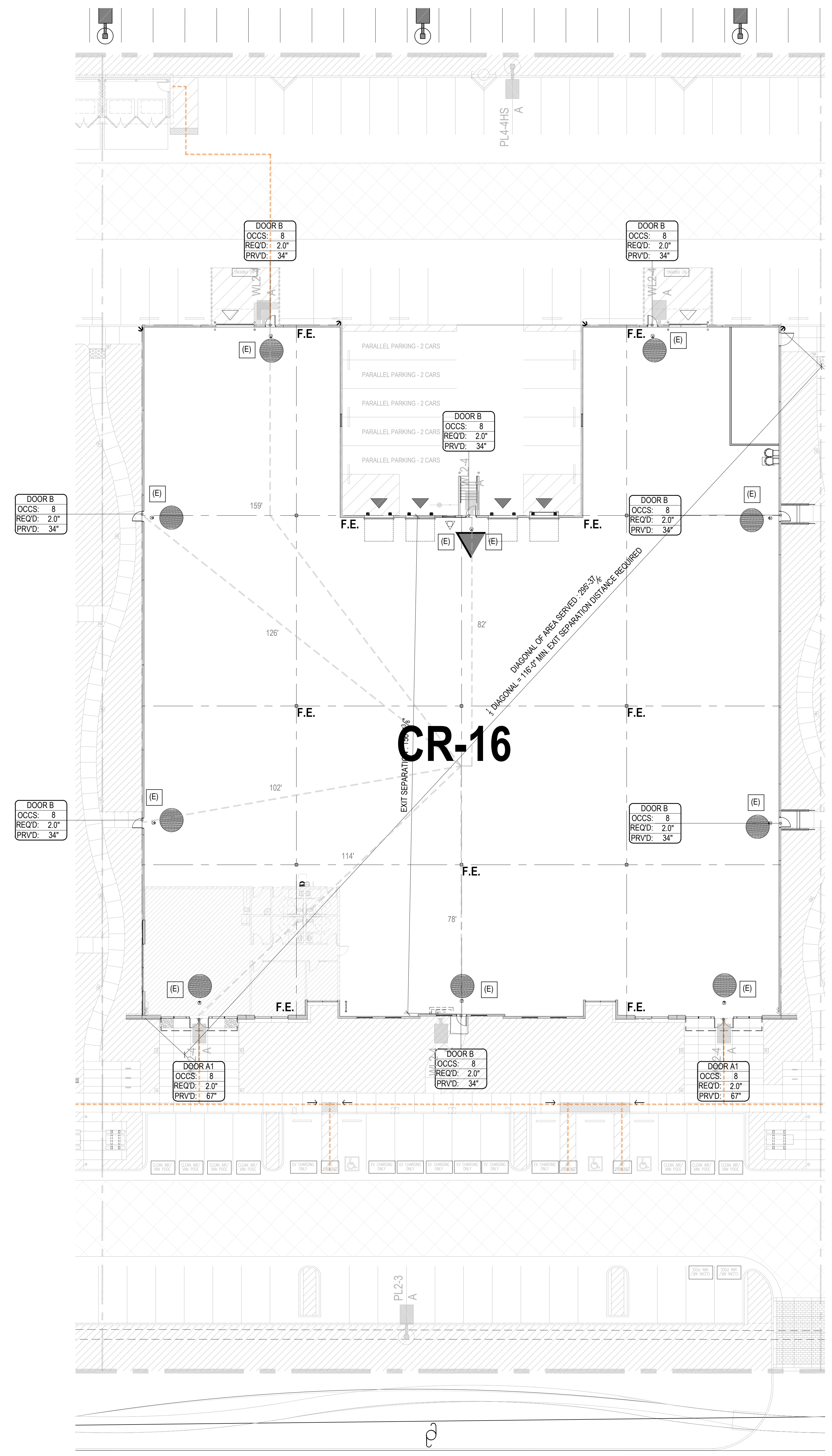
DRAWN BY:	IPT
DESIGNED BY:	IPT/JW
CHECKED BY:	AC

PREPARED FOR:
Tarpon Property Ownership 2 LLC
18201 VON KARMAN, SUITE 1170
IRVINE, CA 92612
CONTACT: JEFF HAMILTON
(949) 407-0167

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

MAJOR DEVELOPMENT PLAN
Goodman Commerce Center Eastvale - Flex Space
TENTATIVE PARCEL MAP NO. 38438
PLAN VIEW
City of Eastvale

SHEET
2



SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT:
 5260 HAMNER AVE
 EASTVALE, CA 91752

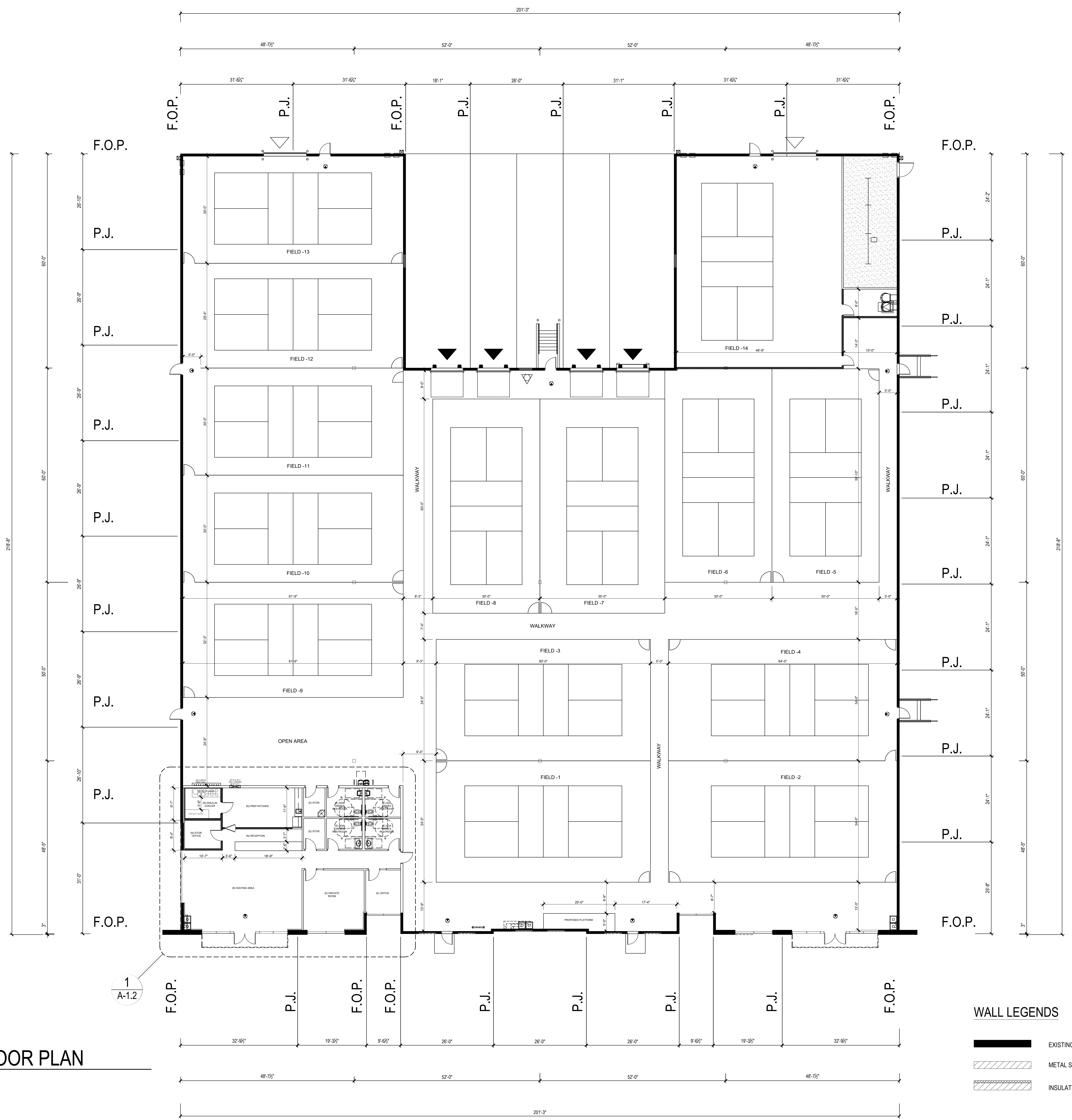
REV.	CORRECTION DATE
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2	
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5	

DRAWING DESCRIPTION:
SITE PLAN

DRAWING NUMBER :

A-1.0

REV.	CORRECTION DATE
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3	
4	
5	

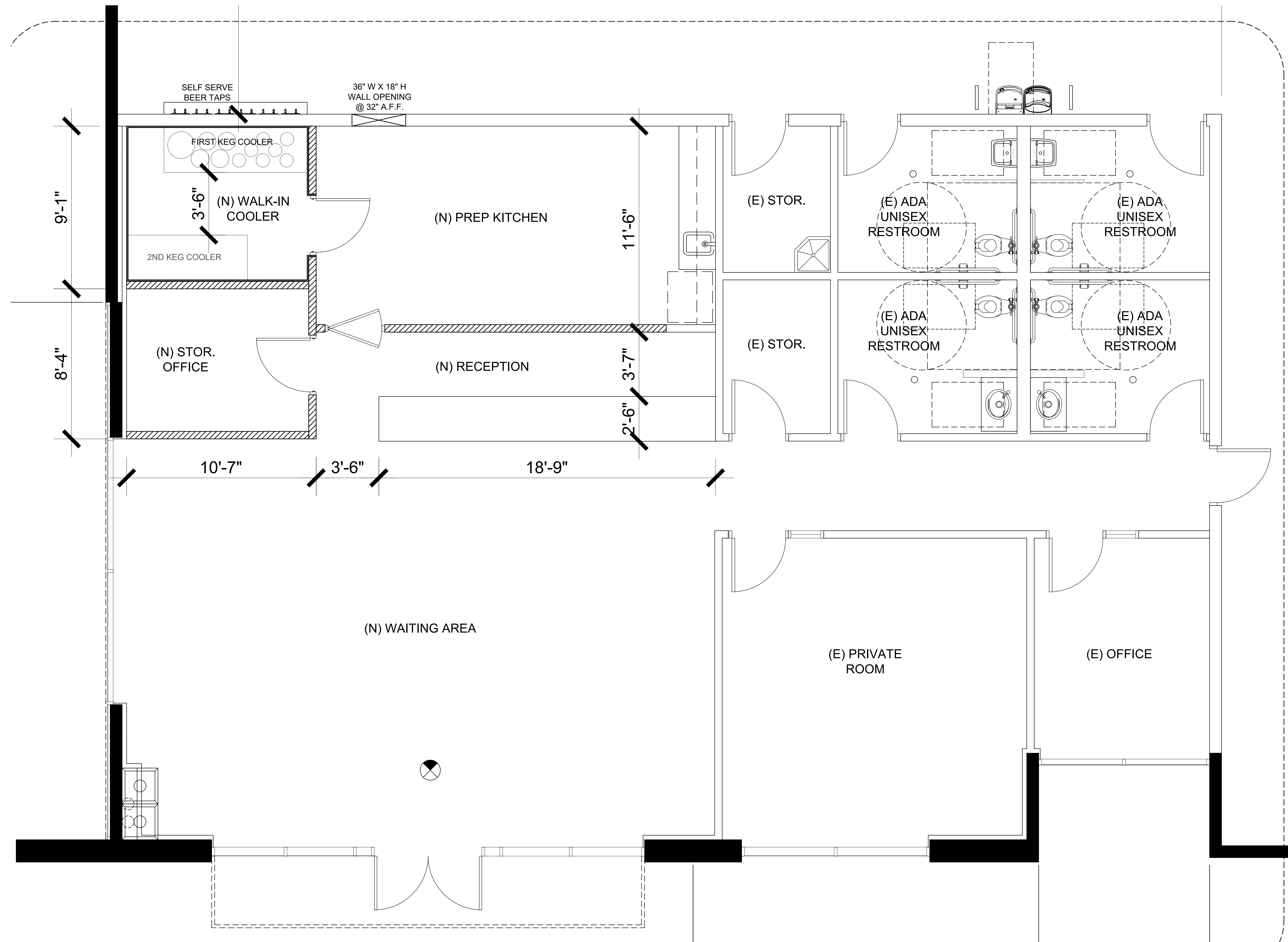


WALL LEGENDS

	EXISTING WALL
	METAL STUB PARTITION @ 16 O.C.
	INSULATED WALL

PROPOSED FLOOR PLAN
 SCALE: 3/32" = 1'-0"


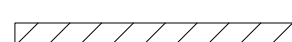

1
 A-1.2



ENLARGED FLOOR PLAN

SCALE: 3/8" = 1'-0"

WALL LEGENDS

-  EXISTING WALL
-  METAL STUB PARTITION @ 16 O.C.
-  INSULATED WALL

PROJECT:
 5260 HAMNER AVE
 EASTVALE, CA 91752

CLIENT:

REV.	CORRECTION DATE
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2	
3	
4	
5	

DRAWING DESCRIPTION:
ENLARGED FLOOR PLAN

DRAWING NUMBER:

A-1.2

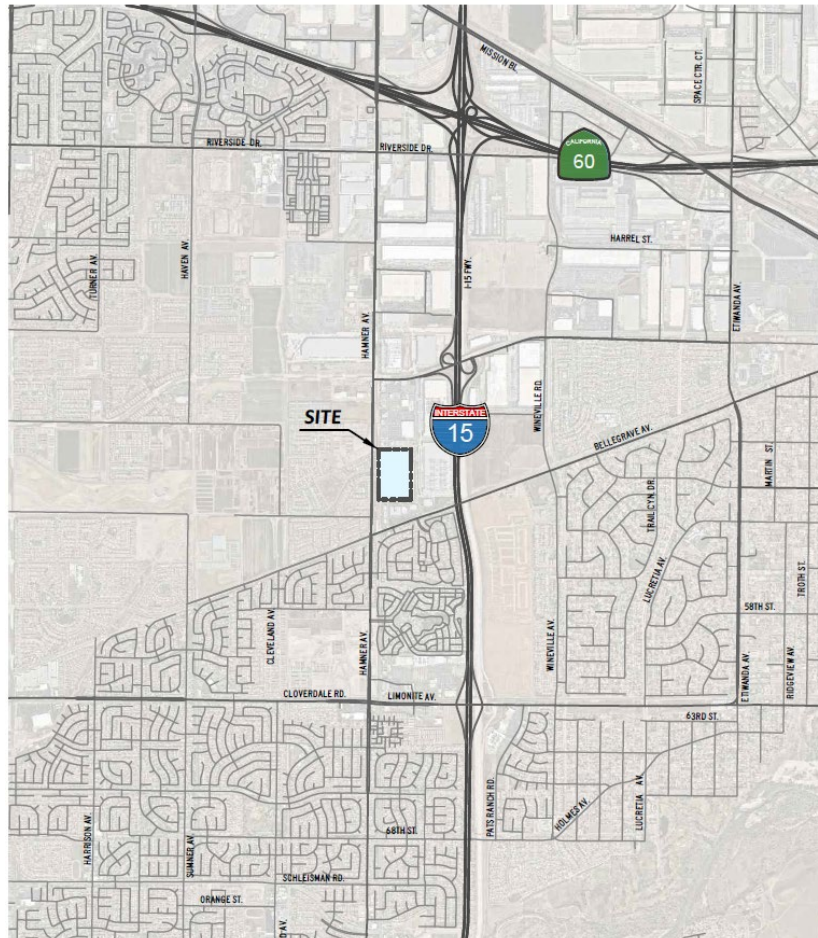
TECHNICAL MEMORANDUM

DATE: February 25, 2026
TO: Jeff Hamilton, Goodman
FROM: Robert Vu, Urban Crossroads, Inc.
JOB NO: 16810-03 Parking Evaluation REV

SUBJECT: GOODMAN COMMERCE CENTER, EASTVALE FLEX PROJECT PARKING EVALUATION

Urban Crossroads, Inc. has completed the following Parking Evaluation for the Goodman Commerce Center, Eastvale Flex Project (Project), which is located south of Cantu-Galleano Ranch Road, west of the I-15, north of Bellegrave Avenue, and east of Hamner Avenue in the City of Eastvale, as shown in Exhibit 1. This Parking Evaluation was developed to ensure that the proposed site plan provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

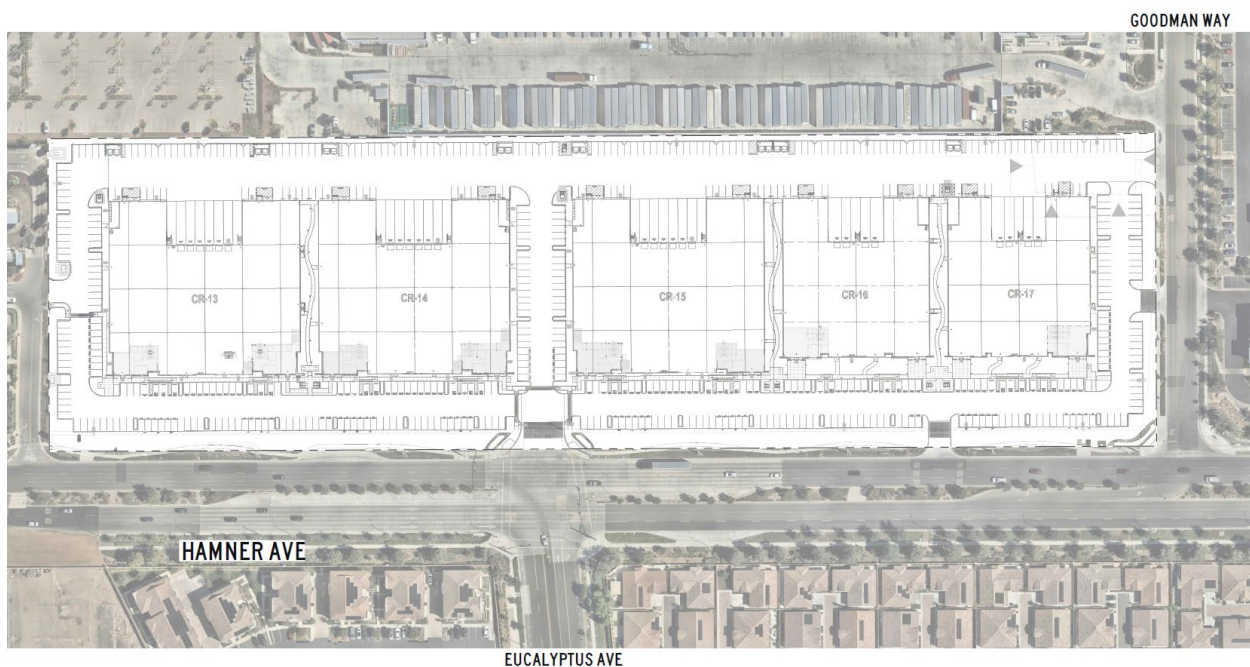
EXHIBIT 1: LOCATION MAP



INTRODUCTION

It is our understanding that the proposed Project is part of the Goodman Commerce Center at Eastvale (GCCE) Specific Plan. The GCCE is located within Planning Area 4 (land use is Commercial/Retail/Business Park/Hospital) of the Specific Plan (SP) and serves as a long-range plan for the development of a retail, hospitality, and employment center, including warehouse distribution facilities and a business park. This parking evaluation will specifically analyze Buildings #13-17, as shown on the preliminary site plan below in Exhibit 2, and determine various tenants that can potentially occupy a space in the GCCE. The five buildings shown below span approximately 253,396 square feet and provide shared parking, which proposes to accommodate 569 parking spaces.

EXHIBIT 2: PRELIMINARY SITE PLAN



PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the site, this parking assessment provides a review of GCCE parking requirements and an estimate of the parking required by the Project. As identified previously, the proposed Project is located within Planning Area 4 of the SP and parking requirements may vary from those identified in the City of Eastvale Municipal Code. Table 2-4 of the GCCE Specific Plan (July 2015) describes the parking standards for allowable land uses such as Community shopping center including those with restaurants, Professional office, Light assembly/light manufacturing/light industrial, Hospitals and Clinics, Medical and Dental Offices. Table 1 provides a summary of the applicable GCCE parking requirements. Since some of the proposed tenants may not fit into the broad parking categories of the GCCE, specific user data, City of Eastvale Zoning Code, and/or Institute of Transportation Engineers (ITE) Parking Generation rates have been utilized to accurately estimate parking demand requirements. Table 2 provides a summary of the individual building square footage, the proposed tenant or use, and the applicable parking requirements.

TABLE 1: PARKING REQUIREMENTS

Use	Parking Rate	Standard
Goodman Commerce Center at Eastvale Specific Plan Table 2-4 Parking Standards¹		
Community shopping center, including those with restaurants	5.5 spaces / 1,000 SF	5.5 spaces per 1,000 sq ft of net leasable floor area
Professional office (financial, real estate, medical office)	1 space / 200 SF	1 space per 200 sq ft of professional office area
Light assembly/light manufacturing/light industrial	1 space / 250 SF office area + 1 space / 500 SF fabrication area + 1 space / 1,000 SF storage area	1 space per 250 sq ft office area + 1 space per 500 sq ft fabrication area + 1 space per 1,000 sq ft storage area
Hospitals and Clinics	1 space / 2 patient beds + 1 space / 1 hospital vehicle + 1 space / staff of largest shift	1 space per 2 patient's beds + 1 space per hospital vehicle + 1 space per staff member of largest shift
Medical and Dental Offices	1 space / 200 SF	1 space per 200 sq ft of net leasable floor area
City of Eastvale Zoning Code Sec. 120.05.060. - Off-street vehicle parking²		
Automobile service stations	4 spaces / 1 service bay	4 spaces per service bay
Furniture, drapery, plumbing, floor covering and appliance stores	1 space / 750 SF of sale or display area	1 space per 750 sq ft of sale or display area
Game courts, tennis courts, racquetball clubs	1 space / 1 court	1 space per court
Gymnasiums, spas and health studios	1 space / 200 SF of gross floor area	1 space per 200 sq ft of gross floor area

¹ Based on the Goodman Commerce Center at Eastvale Specific Plan Table 2-4 Parking Standards.

² Additional parking that may be required based upon the specific tenant - beyond those that are provided at construction - must be designed to comply with the parking ratios listed in the City of Eastvale Zoning Code.

TABLE 2: BUILDING SUMMARY¹

Use	Building Quantity	Use	Parking Requirement Methodology
Building 13	58,423 SF	Furniture, drapery, plumbing, floor covering and appliance stores (assumed for planning purposes)	City of Eastvale Zoning Code
Building 14	58,423 SF	All Magic (paint and body shop) (approved CUP, leased)	City of Eastvale Zoning Code
		Specialized Gym (pending CUP)	City of Eastvale Zoning Code
Building 15	58,795 SF	Furniture, drapery, plumbing, floor covering and appliance stores (assumed for planning purposes)	City of Eastvale Zoning Code
Building 16	39,546 SF	Pickleball (14 Courts) (pending CUP)	City of Eastvale Zoning Code
Building 17	38,209 SF	Kid's trampoline park and adult recreational facility (approved CUP, leased)	Surveyed/operational data (see Attachment A)
Total	253,396 SF		

¹Based on information provided by the Project Applicant

PARKING GENERATION

Using the parking rates provided in Table 2, the parking requirements for the proposed Project were calculated. As shown in Table 3, the proposed Project requires 491 spaces. The proposed Project provides 569 parking spaces, which meets the parking requirements. It should also be noted that the proposed uses have various peak parking demands during different times of the day. Retail or recreational uses typically have different peak hours than employment-based uses (i.e., offices, manufacturing, etc.). The following section identifies the parking utilization through time-of-day distribution rates.

TABLE 3: PARKING SPACE REQUIREMENTS

Proposed Use	Quantity ¹	Parking Rate ²	Required Parking	Proposed Parking	Meets Requirement
Furniture, drapery, plumbing, floor covering and appliance stores (Building 13)	58,423 SF	1 space / 750 SF of sale or display area	78		
All Magic Autobody Shop (Building 14)	30,394 SF (12 Bays)	4 spaces/ 1 service bay	48		
Specialized Gym (Building 14)	28,029 SF	1 space / 200 SF of GFA	140		
Furniture, drapery, plumbing, floor covering and appliance stores (Building 15)	58,795 SF	1 space / 750 SF of sale or display area	78		
Pickleball (Building 16)	39,546 SF (14 Courts)	1 space / court	14		
Trampoline Park (Building 17)	19,105 SF	3.33 Spaces / 1,000 SF	64		
Adult Recreational Facility (Building 17)	19,104 SF	3.59 spaces / 1,000 SF	69		
Proposed Uses Total Parking Requirement			491	569	Yes

¹ Based on information provided by the Applicant.

² Based on the Goodman Commerce Center at Eastvale Specific Plan Table 2-4 Parking Standards.

PARKING UTILIZATION

All land uses have peak parking demands during different times of the day. Applying Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020) and Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023) time-of-day distribution rates to the peak parking demand will determine peak parking occupancy for all of the uses. Table 4 presents the typical weekday parking utilization rates for the proposed tenants. The peak parking demand occurs at the following times for the various uses:

- Entertainment and health club – 2:00 PM to 4:00 PM; 5:00 PM to 7:00 PM
- Health club – 5:00 PM to 7:00 PM
- Automobile service and general office – 10:00 AM to 12:00 PM
- Retail – 12:00 PM to 3:00 PM; 6:00 PM to 7:00 PM

TABLE 4: TIME-OF-DAY PARKING DEMAND

Land use ¹	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM
Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020) ¹																	
Active Entertainment	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%
Health Club	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%
Retail	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%
Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023) ²																	
Automobile Service	--	--	45%	84%	97%	100%	87%	91%	87%	91%	86%	71%	23%	--	--	--	--
General Office	--	13%	47%	87%	99%	100%	86%	84%	93%	93%	85%	57%	21%	--	--	--	--

¹ Based on parking utilization rates by land use type according to the Urban Land Institute (ULI) [Shared Parking](#) (3rd Edition, 2020)

² Based on parking utilization rates by land use type according to the Institute of Transportation Engineers (ITE) [Parking Generation Manual](#) (6th Edition, 2023)

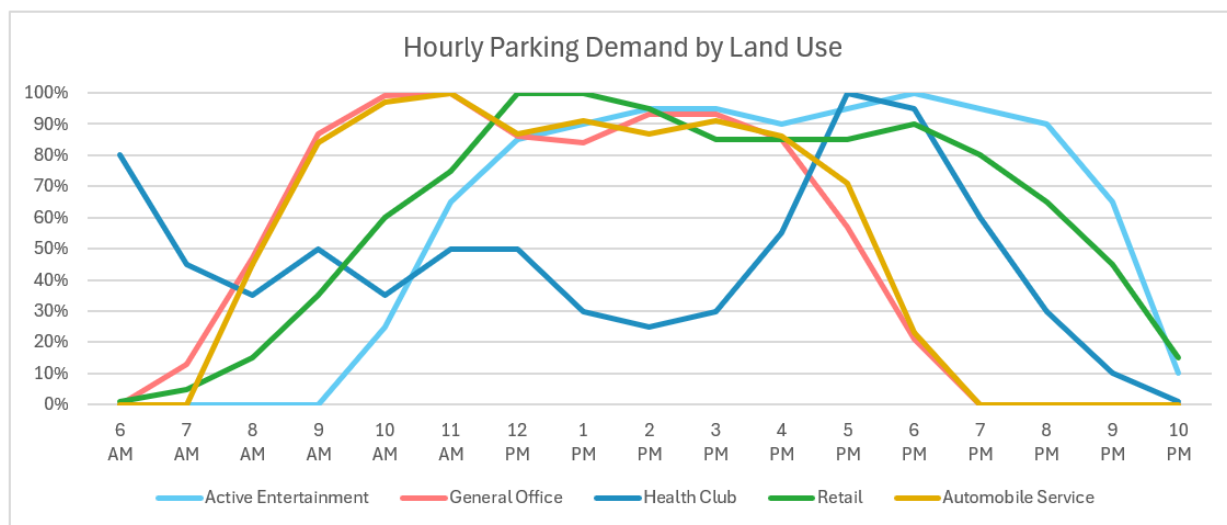


Table 5 presents the typical weekday parking demand and occupancy rates for the proposed Project. The parking required for all the uses are lower than the parking required for each individual use. With the shared parking and various peak demands, the total parking utilization is less than the total parking required. It should be noted that for the Specialized Gym (Building 14) and Pickleball (Building 16) uses, operational data has been utilized over the Municipal Code requirements to better estimate parking utilization. Under peak conditions, the site is estimated to have 77% peak occupancy, or a surplus of 129 spaces.

TABLE 5: PROJECT PARKING UTILIZATION

Land use	Parking Required ¹	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM
Furniture Store (Building 13)	78	1	4	12	28	47	59	78	78	75	67	67	67	71	63	51	36	12
Autobody Shop (Building 14)	48	0	0	22	41	47	48	42	44	42	44	42	35	12	0	0	0	0
Health Club (Building 14) ⁴	60	48	27	21	30	21	30	30	18	15	18	33	60	57	36	18	6	1
Appliance Store (Building 15)	78	1	4	12	28	47	59	78	78	75	67	67	67	71	63	51	36	12
Pickleball (Building 16) ⁵	84	68	38	30	42	30	42	42	26	21	26	47	84	80	51	26	9	1
Trampoline Park (Building 17)	64	0	0	0	0	16	42	55	58	61	61	58	61	64	61	58	42	7
Adult Recreational Facility (Building 17)	69	0	0	0	0	18	45	59	63	66	66	63	66	69	66	63	45	7
Parking Demand²	118	73	97	169	226	325	384	365	355	349	377	440	424	340	267	174	40	
Parking Surplus	451	496	472	400	343	244	185	204	214	220	192	129	145	229	302	395	529	
Parking Utilization³	21%	13%	17%	30%	40%	57%	67%	64%	62%	61%	66%	77%	75%	60%	47%	31%	7%	

¹ Parking Required according to Table 3 unless otherwise stated.

² Estimated hourly parking demand by land use type and time-of-day distribution.

³ Estimated hourly parking utilization (percentage of spaces occupied).

⁴ The maximum occupants is anticipated to be no more than 60 persons at one time. As such, it is assumed that the peak parking demand is 60 spaces (1 space per 1 person).

⁵ The typical parking demand is anticipated to be no more than 6 persons per court. As such, it is assumed that the peak parking demand is 84 spaces (6 spaces per 1 court).

CONCLUSIONS

It is our understanding that the proposed Project is to analyze the shared parking for the five buildings (Building #13-17), which span approximately 253,396 square feet. The proposed Project provides 569 parking spaces.

The proposed Project is part of the Goodman Commerce Center at Eastvale (GCCE) Specific Plan. Since some of the proposed tenants may not fit into the broad parking categories of the GCCE, specific user data, City of Eastvale Zoning Code and operational data rates have been utilized to accurately estimate parking demand requirements. Based on these parking requirements, the Project does provide adequate passenger car parking to meet the Municipal Code Parking Requirements for the proposed Project.

Based upon the information collected and published by the Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020) and Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023), our evaluation indicates that the proposed parking supply will meet the peak parking demand of 440 spaces for passenger cars. The 569 passenger car parking stalls on-site for the proposed Project can support the peak parking demand. Under peak conditions, the site is estimated to have 77% peak occupancy, or a surplus of 129 spaces.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

ATTACHMENT A: SURVEY DATA

**COLLECTED FROM THE TEAM UP ARENA AT GOODMAN COMMERCE CENTER -
OBSERVED PARKING ANALYSIS (PREPARED BY RK ENGINEERING, SEPTEMBER
2025)**

Table 02

**EXISTING INDOOR RECREATIONAL FACILITY / ALTITUDE TRAMPOLINE PARK OBSERVED PARKING SURVEY RESULTS
1100 Riley street Folsom, CA 95630**

**Indoor recreational facility / Altitude Trampoline Park
Total Square Feet 13,824**

Time	Wednesday, September 10, 2025 Open Hours : 10 AM to 8 PM		Saturday, September 13, 2025 Open Hours : 10 AM to 10 PM	
	Parking Rate per 1,000 Square Feet	Observed Parking Demand	Parking Rate per 1,000 Square Feet	Observed Parking Demand
10:00 AM	3	0.22	8	0.58
11:00 AM	18	1.30	27	1.95
12:00 PM	12	0.87	34	2.46
1:00 PM	17	1.23	38	2.75
2:00 PM	21	1.52	41	2.97
3:00 PM	26	1.88	37	2.68
4:00 PM	29	2.10	41	2.97
5:00 PM	32	2.31	42	3.04
6:00 PM	37	2.68	46	3.33
7:00 PM	24	1.74	45	3.26
8:00 PM	9	0.65	40	2.89
9:00 PM	0	0.00	35	2.53
10:00 PM	0	0.00	14	1.01
Overall Peak Observed Parking Demand Rate (Parking Spaces/ Square Feet)				3.33

The parking counts were obtained during typical operations and weather conditions at an existing Indoor recreational facility / Altitude Trampoline Park on a typical Wednesday and Saturday

Table 03

EXISTING INDOOR RECREATIONAL FACILITY / BOWLERO OBSERVED PARKING SURVEY RESULTS

23130 Ventura Blvd, Woodland Hills, CA 91364
Indoor recreational facility / Bowlero
Total Square Feet 33,723

Time	Thursday, September 11, 2025 Open Hours : 4 PM to 12 AM		Sunday, September 14, 2025 Open Hours : 11 AM to 1 AM	
	Parking Rate per 1,000 Square Feet	Observed Parking Demand	Parking Rate per 1,000 Square Feet	Observed Parking Demand
10:00 AM	0	0.00	0	0.00
11:00 AM	0	0.00	12	0.36
12:00 PM	0	0.00	56	1.66
1:00 PM	0	0.00	89	2.64
2:00 PM	0	0.00	86	2.55
3:00 PM	0	0.00	77	2.28
4:00 PM	20	0.59	85	2.52
5:00 PM	54	1.60	96	2.85
6:00 PM	87	2.58	109	3.23
7:00 PM	91	2.70	121	3.59
8:00 PM	82	2.43	101	2.99
9:00 PM	79	2.34	94	2.79
10:00 PM	64	1.90	61	1.81
11:00 PM	43	1.28	39	1.16
12:00 AM	14	0.42	19	0.56
1:00 AM	0	0.00	0	0.00
Overall Peak Observed Parking Demand Rate (Parking Spaces/ Square Feet)				3.59

¹ The parking counts were obtained during typical operations and weather conditions at an existing Indoor recreational facility / Bowlero on a typical Thursday and Sunday

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PLN26-20012 TO ESTABLISH A NEW INDOOR FITNESS AND SPORTS FACILITY (BEYOND PICKLEBALL CLUB) WITHIN AN EXSITING 39,494 SQUARE-FOOT BUILDING (CR-16) LOCATED AT THE STATION (GOODMAN COMMERCE CENTER SPECIFIC PLAN – SP NO 11-0271); ASSESSOR’S PARCEL NUMBER: 160-510-055

WHEREAS, Project No. PLN26-20012 consists of an application for a Conditional Use Permit (CUP No. PLN26-20012 to establish an indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in an existing retail center, which has been filed by Steve Wu for Beyond Pickleball Club located at The Station (Goodman Commerce Center) located at the southeast corner of Hamner Avenue and Goodman Way, Assessor’s Parcel Number 160-510-055; and

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

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

WHEREAS, on March 8, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN26-20012 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 18, 2026. In addition, on March 5, 2026, a public hearing notice was incorrectly mailed to commercial tenants and residents within a 1,000-foot radius of the projects site indicating time, date, and place of the public hearing for PLN26-20012; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 18, 2026, at which time it did not received public testimony concerning Project NO. PLN26-20012 and continued the proposed project to a special Planning Commission meeting for March 23, 2026; and

WHEREAS, On March 12, 2026, a public hearing notice was mailed to commercial tenants and residents within a 1,000-foot radius of the projects site indicating time, date, and place of March 23, 2026, special public hearing for PLN26-20012; and

WHEREAS, the City of Eastvale Planning Commission was unable to conduct a duly noticed public hearing on March 23, 2025, due to a lack of quorum and the meeting was cancelled and required to be noticed to a future date; and

WHEREAS, on April 5, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Conditional Use Permit PLN26-20012 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on April 15, 2026. In addition, on April 2, 2026, a public hearing notice was mailed to each property owner and commercial tenant within a 1,000-foot radius of the project site in accordance with state law, indicating time, date, and place of the public hearing for Conditional Use Permit PLN26-20012; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on April 15, 2026, at which time it received public testimony concerning Project No. PLN26-20012, and considered the proposed Conditional Use Permit PLN26-20012 to establish an indoor fitness and sports facility (Beyond Pickleball Club) within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

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

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

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

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

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated April 15, 2026, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation for the project site is Business – Professional (B-P) and the zoning is Specific Plan (SP No. 11-0271 – Goodman Commerce Center at Eastvale), which permits general retail including entertainment and other establishments. The indoor fitness and sports facility use is permitted with approval of a Conditional Use Permit pursuant to the Eastvale Zoning Code and Goodman Commerce Center at Eastvale Specific Plan. The proposed use will consist of an fitness and sports facility located in an existing multi-tenant retail building. The proposed use which includes fourteen (14) pickleball courts, a reception check in, player lounge, a warmup area, and a snack bar for food, beverages, and alcoholic beverages would not be inconsistent with the surrounding uses. Therefore, the proposed project is consistent with the Eastvale Zoning Code and Goodman Commerce Center at Eastvale Specific Plan.

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

Evidence: The indoor fitness and sports facility will be located in an existing tenant space in a retail center that has been configured to accommodate retail uses. The Business – Professional area within the city is a compatible for the use of indoor fitness and sports facility to allow a high demand uses along with other retail uses which allows parking, noise, security, and a destination for people to go at anytime of day. The business would operate from Monday – Saturday 6 a.m. – 12 a.m. and Sunday from 6 a.m. – 10 p.m. The indoor fitness and sports facility would allow the community a space for people of all ages.

The City’s Development Review Committee has reviewed the proposed use of an indoor fitness and sports facility at this location and does not foresee any conflicts. The Business – Professional area within the city is a compatible for the use of

indoor fitness and sports facility to allow a high demand uses along with other retail uses which allows parking, noise, and security. The proposed facility will comply with the noise ordinance, having a security plan to make the safest experience for all patrons of the facility, and meeting the parking demand for the site of the Goodman Commerce Center. Thus, establishment maintenance, or operation of an indoor fitness and sports facility will not, under the circumstances of this particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of people residing or working in the neighborhood or such use, or the general welfare of the City.

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

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan and has been determined to be outside the Airport Influence Area.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves a Conditional Use Permit for the establishment and operation of an indoor amusement/entertainment facility in an existing retail building, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 15th day of April 2026.

April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

ATTEST:

Chad Herrington
Assistant City Attorney

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. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 15th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jessica Cooper, MMC
Senior Management Analyst

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PLN26-20012 FOR THE SALE OF BEER AND WINE ONLY, FOR ON-SITE CONSUMPTION IN A NEW INDOOR FITNESS AND SPORTS FACILITY (BEYOND PICKLEBALL CLUB) LOCATED AT THE STATION (GOODMAN COMMERCE CENTER SPECIFIC PLAN – SP NO 11-0271); ASSESSOR’S PARCEL NUMBER: 160-510-055

WHEREAS, Project No. PLN26-20012 consists of an application for a Conditional Use Permit (CUP No. PLN26-20012) for the sale of beer and wine only, for on-site consumption at a new fitness and sports facility (Beyond Pickleball Club), which has been filed by Steve Wu for Beyond Pickleball Club located at The Station (Goodman Commerce Center) located at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road, Assessor’s Parcel Number 160-510-055; and

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

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

WHEREAS, on March 8, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN26-20012 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 18, 2026. In addition, on March 5, 2026, a public hearing notice was incorrectly mailed to commercial tenants and residents within a 1,000-foot radius of the projects site indicating time, date, and place of the public hearing for PLN26-20012; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 18, 2026, at which time it did not received public testimony concerning Project NO. PLN26-20012 and continued the proposed project to a special Planning Commission meeting for March 23, 2026; and

WHEREAS, On March 12, 2026, a public hearing notice was mailed to commercial tenants and residents within a 1,000-foot radius of the projects site indicating time, date, and place of March 23, 2026, special public hearing for PLN26-20012; and

WHEREAS, the City of Eastvale Planning Commission was unable to conduct a duly noticed public hearing on March 23, 2025, due to a lack of quorum and the meeting was cancelled and required to be noticed to a future date; and

WHEREAS, on April 5, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Conditional Use Permit PLN26-20012 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on April 15, 2026. In addition, on April 2, 2026, a public hearing notice was mailed to each property owner and commercial tenant within a 1,000-foot radius of the project site in accordance with state law, indicating time, date, and place of the public hearing for Conditional Use Permit PLN26-20012; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on April 15, 2026, at which time it received public testimony concerning Project No. PLN26-20012, and considered the proposed Conditional Use Permit to sell beer and wine only, for on-site consumption at Beyond Pickleball Club.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

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

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

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

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

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated April 15, 2026, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation for the project site is Business – Professional (B-P) and the zoning is Specific Plan (SP No. 11-0271 – Goodman Commerce Center at Eastvale), which permits general retails including restaurants and other establishments. The sale of alcohol is permitted with approval of a Conditional Use Permit pursuant to the Eastvale Zoning Code. The proposed use will consist of the sale of beer and wine only, in a indoor fitness and sports facility located in an existing multi-tenant retail building. The proposed sale of beer and wine only, for on-site consumption would be an additional service for the visitors purchasing food or using the many amenities within the business. Alcohol sales are typical in this type of business and would not be inconsistent with the surrounding uses. Therefore, the proposed project is consistent with the Eastvale Zoning Code.

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

Evidence: The sale of beer and wine only in a bar/restaurant is an ancillary use to the main operation of the indoor fitness and sports facility. The indoor fitness and sports facility will be located in an existing tenant space in a retail center that has been configured to accommodate retail uses. The project would allow the sale of beer and wine only, as an accessory to an indoor fitness and sports facility setting. The sale of beer and wine only, would be allowed during the operation of the business, Monday – Saturday 6 a.m. – 12 a.m. and Sunday from 6 a.m. – 10 p.m., and the serving of alcohol has been conditioned to end fifteen (15) minutes prior to close of business.

The sale of beer and wine only, during the operation of a indoor fitness and sports facility is compatible to many existing entertainment uses in the City. The sale of

beer and wine only, in a bar/restaurant is an ancillary use to the main operation of the indoor fitness and sports facility.

The Riverside County Sheriff's Department has reviewed the proposed sale of beer and wine only at this location and does not foresee any conflicts. The establishment has introduced a security plan to install video cameras and locking storage areas for the alcohol when not being used or closed at the end of the night. This along with California Department of Alcohol Beverage Control guidelines and trainings for staff members to ensure safety and reduce overpouring. Thus, establishment maintenance, or operation of the alcohol sales will not, under the circumstances of this particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of people residing or working in the neighborhood or such use, or the general welfare of the City.

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

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan and has been determined to be outside the Airport Influence Area.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves a Conditional Use Permit for the establishment and operation of on-site sales of beer and wine as an ancillary use to an indoor amusement/entertainment facility in an existing retail building, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 15th day of April 2026.

April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

ATTEST:

Chad Herrington
Assistant City Attorney

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. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 15th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jessica Cooper, MMC
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN25-20012 – Conditional Use Permit to establish an indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in an existing retail center; The Station – Goodman Commerce Center
Assessor’s Parcel Number: 160-510-055
Planning Commission Date: April 15, 2026

	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1. The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Division. Project approval is not final until a signed copy of these conditions is filed with the City. <hr style="width: 100%;"/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>	Must be completed to finalize approval	Planning Division	
2. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions	Ongoing	Planning Division	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
<p>3. Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Conditional Use Permit.</p>	Ongoing	Planning Division	
<p>4. PLN26-20012 is granted for a period of one year and shall become void as of April 15, 2027, unless building permits have been issued and construction is commenced and diligently pursued toward completion on modification that are the subject of PLN26-20012, or a time extension is requested in writing prior to that date.</p>	Ongoing	Planning Division	
<p>5. Applicable mitigation measures included in the Goodman Commerce Center at Eastvale EIR shall be required for development of the proposed project and are incorporated herein by reference.</p>	Ongoing	Planning Division	
<p>6. The approval of PLN26-20012 is for the establishment of an indoor fitness and sports facility within an existing 39,494 square-foot building. The business would include fourteen (14) pickleball courts, a reception check in, player lounge, a warmup area, and a snack bar for food, beverages, and alcoholic beverages. Any future modification to the business operation</p>	Ongoing	Planning Division	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
approved by the Planning Commission, as determined by the Community Development Director, shall be subject to review and approval of a new Conditional Use Permit by the Planning Commission.			
7. All applicable Conditional Use Permit (PLN22-20058) conditions of approval shall be incorporated herein by reference.	Ongoing	Planning Division	
Prior to Building Permit Issuance			
8. All construction shall comply with the most recently adopted City and State building codes: <ul style="list-style-type: none"> • 2025 California Building Code • 2025 California Residential Code • 2025 California Electrical Code • 2025 California Mechanical Code • 2025 California Plumbing Code • 2025 California Fire Code • 2025 California Green Code 	Prior to issuance of building permit	Building Division	
9. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Prior to issuance of building permit	Building Division	
10. The Title Sheet of the plans shall include: <ul style="list-style-type: none"> • Occupancy Group • Occupant Load • Description of use • Type of Construction • Height of Building • Floor area of building(s) and/or occupancy group(s) 	Prior to issuance of building permit	Building Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
11.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Prior to issuance of building permit	Building Division	
12.	Per the Business and Professions Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to issuance of building permit	Building Division	
13.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	Prior to issuance of building permit	Building Division	
14.	Restaurants and commercial kitchens shall have a grease trap or interceptor sized as required by the Jurupa Community Services District.	Prior to issuance of building permit	Building Division & JCSD	
15.	Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius.	Prior to issuance of building permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	<p>The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.</p> <p>a) Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.</p>			
16.	<p>Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.</p>	<p>Prior to issuance of building permit</p>	<p>Fire Department</p>	
17.	<p>Fire Sprinkler System -Any modification to the existing fire sprinkler system and related equipment requires a construction permit. Additional requirements may be identified during the course of the building plan review. Reference CFC as amended.</p>	<p>Prior to issuance of building permit</p>	<p>Fire Department</p>	
18.	<p>Fire Alarm and Detection System - Any installation or modification to fire alarm and detection systems and related equipment requires a construction permit. Additional requirements may be identified during the course of the building plan review. Reference CFC as amended.</p>	<p>Prior to issuance of building permit</p>	<p>Fire Department</p>	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
19.	Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
20.	Exit signs, door hardware, and exit path marking shall be as required by the CFC riser door shall be posted “FIRE RISER” on the outside of the door.	Prior to issuance of building permit	Fire Department	
21.	Electrical room door shall be posted “ELECTRICAL ROOM” on the outside of the door.	Prior to issuance of building permit	Fire Department	
22.	Fire alarm control panel door shall be posted “FACU” on the outside of the door.	Prior to issuance of building permit	Fire Department	
23.	Roof access door shall be posted “ROOF ACCESS” on the outside of the door.	Prior to issuance of building permit	Fire Department	
24.	Provide a page of all conditions of approval on plans for building permit submittal.	Prior to issuance of building permit	Planning Divion, Building Division and Fire Department	
25.	Prior to the issuance of a building permit, the applicant shall submit a set of development plans to the Eastvale Sheriff’s Department for review and approval to ensure compliance with the following: PROPERTY SIGN	Prior to issuance of building permit	Planning Division, Building Division, and Sheriff Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>a) Proper display of “No Trespassing or Loitering” signs prominently around business and any exterior perimeter fencing and adhere to City of Eastvale Municipal Code Section 120.05.070, Signs.</p> <p>ADDRESS NUMBERING:</p> <p>b) Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).</p> <p>SECURITY PLAN</p> <p>Adequate crime prevention measures, such as security cameras, security guard(s), shall be installed to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of the proposed construction. All exterior access points should be properly secured and illuminated to make clearly visible any person on or about the premises during the hours of darkness.</p>				
Prior to Issuance of Certificate of Occupancy				
26.	A business registration application must be approved and issued	Prior to issuance of certificate of Occupancy	Planning Division and Code Enforcement	
Ongoing				
27.	The business hours are limited to Monday – Saturday 6 a.m. – 12 a.m. and Sunday from 6 a.m. – 10 p.m. any change to the hours of operation shall be subject to review and approval of the Community Development Director.	Ongoing	Planning Division and Code Enforcement	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
28.	The applicant must keep doors closed at all times to reduce the noise emitted to the property line.	Ongoing	Planning Division and Code Enforcement	
29.	At all times the site shall conform to the City of Eastvale Noise Ordinance	Ongoing	Planning Division and Code Enforcement	
30.	Trash receptacles shall be provided nearby customer entrances/exits to buildings for all commercial developments.	Ongoing	Planning Division and Code Enforcement	
31.	The applicant shall maintain the adjacent areas and parking lot at all times, keeping them free of any waste generated by customers.	Ongoing	Planning Division and Code Enforcement	
32.	Loitering shall be prohibited outside the premises, and the business operator shall take reasonable measures to prevent persons from congregating or lingering in exterior areas adjacent to the establishment.	Ongoing	Planning Division, Code Enforcement, and RSO	
33.	Representatives of the city shall be authorized at all reasonable times, including during business hours or operating hours, to enter the premises to determine compliance with the provisions of the Eastvale Municipal Code, Health and Safety Code, State and Federal law, and to inspect areas on the premises including, areas accessible to the public, areas accessible to staff and contractors, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations. Such inspection may include photographing or	Ongoing	Code Enforcement Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	videotaping the inspection, including any applicable waste, chemicals, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations			
34.	All loading and unloading activities occurring onsite, including truck deliveries shall occur during non-business hours so as not to interfere with customer parking.	Ongoing	Planning Division and Code Enforcement	
35.	The applicant shall comply with the regulations of the California Department of Alcoholic Beverage Control.	Ongoing	Planning Division, Code Enforcement, and RSO	
36.	Store management should regulate the arrival and departure of all employees and restrict the “late-hour” use of the exit for trash removal and unnecessary opening. Adequate security measures should be instituted to eliminate any unauthorized access to the location. Good observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to “premises liability” for both employees and patrons.	Ongoing	Planning Division, Code Enforcement, and RSO	
37.	“No Trespassing or Loitering” signs shall be displayed prominently around the business (602 P.C.).	Ongoing	Planning Division, Code Enforcement, and RSO	
38.	Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the Eastvale Sheriff’s Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the	Ongoing	Planning Division, Code Enforcement, and RSO	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.			
39.	40. The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).	Ongoing	Planning Division, Code Enforcement, and RSO	
41.	The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.	Ongoing	Planning Division and Building Division	
42.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building and Safety Division at 951-361-0900.)	Ongoing	Planning Division and Building Division	
43.	The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.	Ongoing	Planning Division	

General Compliance Items/Requirements and Information

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

CONDITIONS OF APPROVAL			
Planning Application Number and Description: Project No. PLN26-20012 – Conditional Use Permit to sell beer and wine only, (Type 41 ABC license) for on-site consumption as an ancillary use for Beyond Pickleball Club located within an existing commercial retail building (CR-16) at The Station – Goodman Commerce Center			
Assessor’s Parcel Number: 160-510-055			
Planning Commission Date: April 15, 2026			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Division. Project approval is not final until a signed copy of these conditions is filed with the City. <hr style="width: 100%; border: 0.5px solid black;"/> <div style="display: flex; justify-content: space-between;">Applicant SignatureDate</div>	Must be completed to finalize approval	Planning Division
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project,	Ongoing	Planning Division

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
<p>3. Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Conditional Use Permit.</p>	Ongoing	Planning Division	
<p>4. PLN26-20012 is granted for a period of one year and shall become void as of April 15, 2027, unless building permits have been issued and construction is commenced and diligently pursued toward completion on modification that are the subject of PLN26-20012, or a time extension is requested in writing prior to that date.</p>	Ongoing	Planning Division	
<p>5. Applicable mitigation measures included in the Goodman Commerce Center at Eastvale EIR shall be required for development of the proposed project and are incorporated herein by reference.</p>	Ongoing	Planning Division	
<p>6. Conditional Use Permit PLN26-20012 for alcohol sales is granted contingent upon the approval of Conditional Use Permit PLN26-20012 for the establishment of an indoor amusement/entertainment facility. Failure to approve Conditional Use Permit 26-20012 for the establishment of an indoor fitness and sports facility shall render any approval of Conditional Use Permi PLN26-20012 for alcohol sales null and void.</p>	Ongoing	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
7.	All applicable Conditions Use Permit conditions of approval for (PLN26-20012 for the establishment of an indoor amusement/entertainment facility shall be incorporated herein by reference.	Ongoing	Planning Division	
8.	The approval of PLN26-20012 is for a California Alcohol Beverage Control Type 41 license to allow the sale of beer and wine only as an ancillary use to the Beyond Pickleball Courts.	Ongoing	Planning Division	
Prior to Building Permit Issuance				
9.	The applicant shall maintain the location(s) for alcohol display and storage as reflected by the approved development plans on March 18, 2026. If any changes are made to the approved location they must submit for an adjustment to the Community Development Director.	Prior to issuance of building permit	Planning Division	
Ongoing				
10.	No off-site sale of alcoholic beverages is allowed.	Ongoing	Planning Division	
11.	The applicant must comply with all California Department of Alcohol and Beverage Control requirements.	Ongoing	Planning Division	
12.	Consumption of beer and wine only shall only occur within the indoor fitness and sports facility in accordance with the Conditional Use Permit approved by the Planning Commission on April 15, 2026 , and within the limits established by California Department of Alcoholic Beverage Control regulations..	Ongoing	Planning Division	
13.	Any individuals discovered loitering on the property shall immediately be informed to leave the premises by the owner. Should the owner fail to abate the problems, the Riverside County Sheriff’s Department, and/or or City of Eastvale enforcement agencies reserve the right to take	Ongoing	Code Enforcement and Sheriff’s Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.			
14.	A safety officer or designee may enter and inspect the site at any reasonable time without prior notice for the purpose of investigating an actual complaint or for a health and safety inspection.	Ongoing	Code Enforcement and Sheriff's Departments	
15.	Sale of alcoholic beverages shall take place during normal business operating hours and shall cease at least fifteen (15) minutes prior to the close of business to minimize "premises liability" and give patrons time to acquire adequate transportation from the location following any alcohol consumption.	Ongoing	Sheriff's Department	
16.	The business hours are limited to being Monday – Saturday 6 a.m. – 12 a.m. and Sunday from 6 a.m. – 10 p.m. any change to the hours of operation shall be subject to review and approval of the Community Development Director.	Ongoing	Planning Division and Code Enforcement	
17.	A surveillance monitoring system shall be installed to monitor the entrances and exits to prevent robbery and loitering. This system will assist law enforcement in identifying subjects possibly involved in criminal activity on the premises.	Ongoing	Sheriff's Department	
18.	The alarm system shall be installed and maintained in a manner that would prevent any accidental/false activation. All employees of the business shall be trained on the proper use of the alarm system to eliminate any accidental activation.	Ongoing	Sheriff's Department	
19.	Prior to allowing an individual employee to serve alcohol, the permit holder shall provide training on the lawful and responsible service of alcohol to that individual employee. A record of this training shall be kept on-site to be available for review by the City, the Sheriff's	Ongoing	Planning Division and Sheriff's Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Department, or the California Department of Alcoholic Beverage Control upon request.			
20.	<p>The business operations shall comply with the operations stated in the Statement of Operations provided by the Applicant as follows:</p> <ul style="list-style-type: none"> • Alcohol sales will cease fifteen minutes prior to closing. • Beer and wine only will be stored in the behind the counter and rear storage area. 	Ongoing	Planning Division and Sheriff's Department	
21.	Shall obtain a Type 41 License from California Department of Alcohol Beverage Control.	Ongoing	Planning Division	
22.	The applicant shall comply with the regulations of the California Department of Alcoholic Beverage Control.	Ongoing	Planning Division	
23.	Store management should regulate the arrival and departure of all employees and restrict the “late-hour” use of the exit for trash removal and unnecessary opening. Adequate security measures should be instituted to eliminate any unauthorized access to the location. Good observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to “premises liability” for both employees and patrons.	Ongoing	Planning Division	
24.	“No Trespassing or Loitering” signs shall be displayed prominently around the business (602 P.C.).	Ongoing	Planning Division and Sheriff's Department	
25.	Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the Eastvale Sheriff's Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the	Ongoing	Planning Division and Sheriff's Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.			
26.	The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).	Ongoing	Planning Division and Sheriff’s Department	
27.	The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.	Ongoing	Planning Division	
28.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building and Safety Division at 951-361-0900.)	Ongoing	Building Division	
29.	The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.	Ongoing	Planning Division	

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



Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

**COMMON ABC LICENSE TYPES
AND THEIR BASIC PRIVILEGES**

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



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



SPECIAL EVENTS

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

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

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

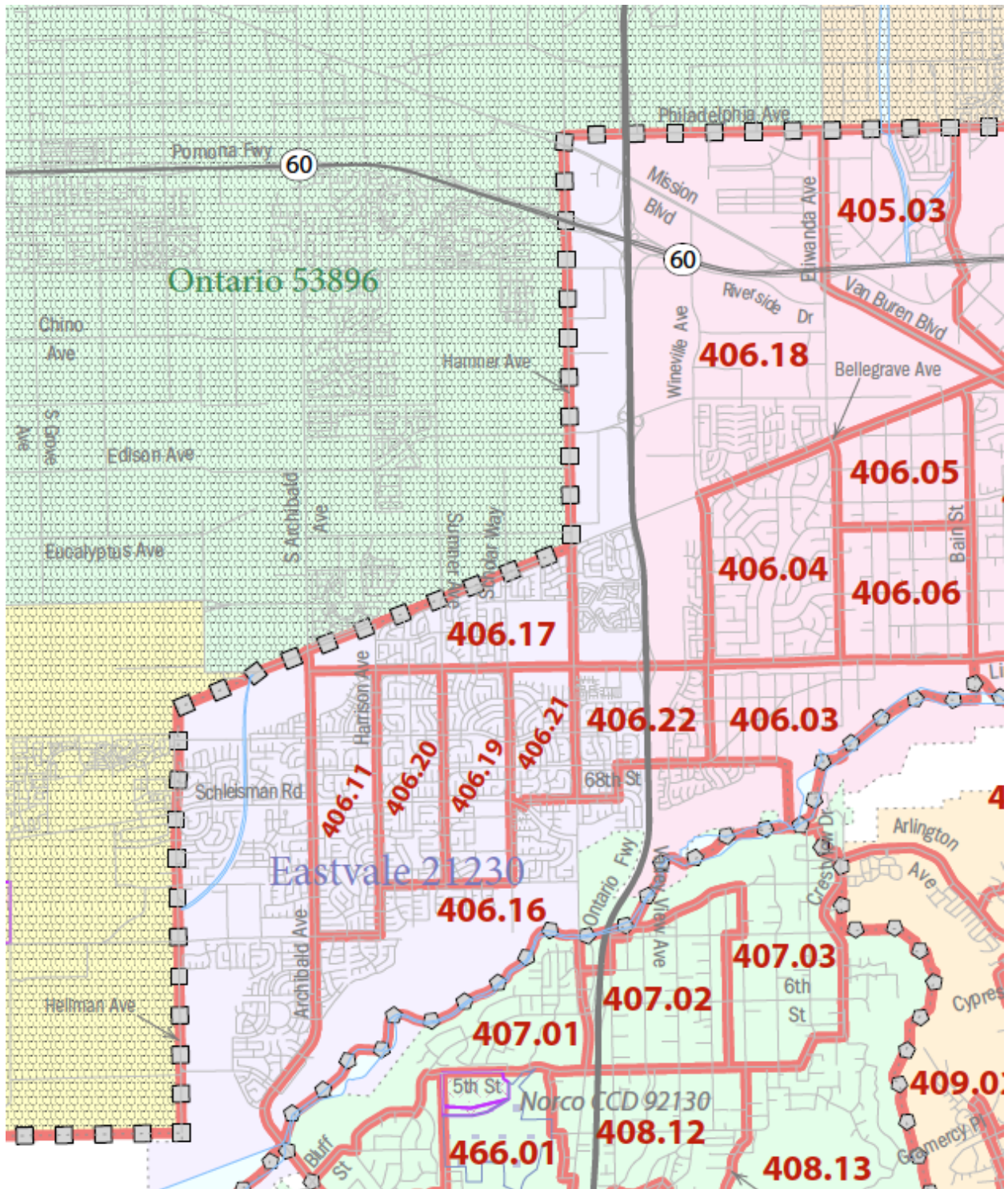
CATERING AUTHORIZATION - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar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

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

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

Note:

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





CITY OF EASTVALE

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

April 1, 2026

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

RE: Beyond Pickleball Club (GCC) – The Station – Goodman Commerce Center

To whom it may concern:

Please consider this correspondence to be the letter of Public Convenience or Necessity as it relates to the request for on-sale of beer and wine only, for Beyond Pickleball Club located at the southeast corner of Hamner Avenue and Goodman Way.

The City of Eastvale has no objections to the issuance of a Type 41 license to the above establishment for the sale of beer wine, and distilled spirits for on-site consumption. Beyond Pickleball Club has demonstrated that it will have policies and procedures, with regards to the sale of alcohol, which will enhance customer and employee safety.

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

If you have any questions regarding this letter, please call me at sfowler@eastvaleca.gov or 951-703-4463.

Sincerely,

Steven D. Fowler
Assistant Planner

**CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN26-20012 – CONDITIONAL USE PERMIT FOR THE
PROPOSED USE OF AN INDOOR FITNESS AND SPORTS FACILITY &
CONDITIONAL USE PERMIT FOR THE SALE OF BEER & WINE ONLY
(TYPE 41) FOR ON-SITE CONSUMPTION WITHIN BUILDING CR-16 OF THE
GOODMAN COMMERCE CENTER**

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, April 15, 2026**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 26-20012 Conditional Use Permit (CUP) for the proposed use of an indoor fitness and sports facility (dba Beyond Pickleball Club) and a Conditional Use Permit (CUP) for the sale of beer and wine only, for on-site consumption (ABC Type 41) at a proposed indoor fitness and sports facility located within The Goodman Commerce Center.**

PROJECT DESCRIPTION: The proposed project includes a request for a CUP to allow for fourteen (14) indoor pickleball courts, within an 39,494 square foot building (CR-16) within the Goodman Commerce Center.

The proposed project also includes a request for a CUP to allow the sale of beer and wine only (ABC Type 41) for on-site consumption in conjunction with the propose indoor fitness and sports facility use.

PROJECT LOCATION: The project is located at 5260 Hamner Avenue - The Goodman Commerce Center (Assessor's Parcel Number: 160-510-055); at the northeast corner of Hamner Avenue and Goodman Way. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: In accordance the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities, an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed CUPs would allow for an indoor fitness and sports facility and the sale of beer and wine only for on-site consumption at business. The proposed CUPs would not result in physical changes to the existing structure or environment because the CUPs would not change the exterior design of the building beyond what has been previously approved. Therefore, the proposed CUPs qualifies for a Class 1 exemption (Section 15301) and no further environmental review pursuant to CEQA is required.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Steven D. Fowler at sfowler@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, April 15, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public

hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

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





AGENDA STAFF REPORT

Planning Commission Meeting

COMMISSION BUSINESS

Agenda Item No. 9.1

April 15, 2026

2026 First Quarter Economic Development Updates

Prepared By:

Alexander Fung, Economic Development Manager

Recommended Action(s)

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

Summary

Housed under the City Manager's Office, the City's Economic Development Division plays a critical role in advancing, elevating, and supporting the City Council's Strategic Plan by driving long-term economic vitality, community prosperity, and fiscal resilience. As a core function of local government, the Economic Development Team directly supports the City's ability to fund essential public services, enhance residents' quality of life, and invest in public infrastructure. As a result, the Economic Development Team designs, implements, and supports initiatives focused on business attraction, business retention, community growth, government relations, and workforce development.

Additionally, the Division leads cross-departmental special projects that address emerging challenges and opportunities, while partnering with other City departments and external partners to leverage resources and secure funding that strengthens public infrastructure and the City's services.

Staff seeks to provide the Planning Commission with an update on key economic development programs, initiatives, and outcomes achieved over the past several months.

Background

The 2025 Eastvale Strategic Plan outlined specific actions for the City's Economic Development Team to support the City Council's goals. Target B of the Strategic Plan specifically highlights the following

actions:

- Goal A: Attract and retain businesses;
- Goal B: Create “Destination Eastvale;”
- Goal C: Develop branding for Eastvale;
- Goal D: Develop strategies for business retention, business support, and business reward;
- Goal E: Implement strategies to retain local talent;
- Goal F: Reinvest in and revitalize existing shopping centers;
- Goal G: Streamline the development process; and
- Goal H: Prioritize City beautification in order to increase business attraction.

Additionally, the Economic Development Team works to support other economic development-related goals in the City’s Strategic Plan, including:

Target	Goal	Description
A	D	Increase law enforcement involvement with the community
C	H	Evaluate connections between economic development and financial planning
C	I	Leverage grant funding
D	B	Develop strategies for art in public places
D	C	Expand modes of communication beyond social media
E	A	Develop and construct Civic Center
F	H	Invest in technology improvements to enhance customer service

Analysis

This section summarizes major updates regarding the City’s Economic Development programs and initiatives for the past several months.

2026 Strategic Planning

In January 2026, the Economic Development Team conducted an internal workshop to ensure that the Division’s work remains directly aligned with the City Council’s Strategic Plan, budget priorities, and community values. Through thorough analyses and evaluations, staff identified additional projects that can elevate and enhance the City’s economic development, workforce development, and community development activities, including:

- Creating an interactive Digital Business First/Economic Development Portal;
- Creating opportunity flyers that are site-specific and industry-specific to assist with attracting desirable businesses and brands;
- Encouraging local businesses to promote local hiring; and
- Increasing the City’s presence in Inland Empire’s real estate conferences.

Business First Initiative

Since its launch in July 2025, the Business First Initiative has been successful in helping businesses to better understand every phase of the business development process. Flowcharts and videos were created to clarify permitting and inspection processes, which are particularly helpful to first-time business owners and managers. Overall, this initiative has gained recognition from regional and state economic development organizations such as the California Association of Local Economic

Development (CALED) and the Inland Empire Economic Partnership (IEEP).

Last year, the Economic Development Team partnered with the Human Resources Department to hold a series of staff trainings to elevate customer experiences for residents and businesses. As a result, each department is encouraged to implement at least one additional strategy or initiative that can help residents or businesses feel at ease when interacting with their respective department staff.

Information regarding the Business First Initiative, and its resources, can be found at <https://www.eastvaleca.gov/business/business-first-program>.

Business First Walks

Staff continues to conduct the Eastvale Business First Walks as a collaborative business retention initiative involving City leadership, city staff, regional partners, public safety, and community volunteers. The program includes three coordinated walk series designed to strengthen relationships with the local business community. Council Business Walks focus on engagement and recognition of both long-standing and new businesses, with Public Safety Walks emphasizing crime prevention and safer business environments in partnership with the Riverside County Sheriff's Department. Staff Business Walks ensure comprehensive outreach by visiting every business to share resources, build connections, and gather feedback. Collectively, these efforts promote public safety, strong partnerships, and proactive public engagement across Eastvale's shopping centers.

Business Incentive Programs

The City continues to operate its Business Incentive Loan Program and its Shopping Center License Plate Reader (LPR) Camera Grant Program to attract desirable businesses and support public safety efforts in existing shopping centers. Staff continues to engage with businesses that received awarded loan funds to ensure reporting compliance efforts. Pursuant to AB 562, the Economic Development Team will prepare necessary 5-year economic development subsidy reports for businesses that have received \$100,000 or more in public funds for the purposes of economic development.

These incentive programs are widely publicized in local and regional real estate groups. Interested businesses are recommended to first contact the City's Economic Development Team prior to submitting an application to ensure that all inquiries and questions were addressed. Additional information can be found on <https://www.eastvaleca.gov/business/programs-and-incentives>.

Community Outreach and Engagement

The Economic Development Division embraces the importance of engaging with community members and actively partners with the Communications Division to share relevant economic development news with local residents and businesses. Information is shared via the City's social media platforms, newsletters, podcast episodes, and website. The City's economic development webpage, which can be found at <https://www.eastvaleca.gov/business>, includes various resources for business owners and individuals who are interested in starting businesses in Eastvale.

Currently, staff implements a total of 5 economic development social media series, including the Business First Series that features the City's resources for businesses, the Business Walk Series that highlight the City's business outreach visits, the Eastvale Insider Series that showcase the stories of Eastvale's local businesses, the Takeout Tuesday Series to feature Eastvale's eateries and

restaurants, and the Self-care Sunday Series to highlight Eastvale businesses that provide beauty and healthcare services.

Furthermore, staff continues to operate quarterly broker and developer newsletters directed at sharing the City's available commercial spaces in detail. This newsletter is shared with the Inland Empire's commercial brokers and agents to generate additional awareness about the City's vacant spaces.

Staff recently participated in the City's Lantern Festival to check-in with participating businesses and engage with local residents. City events often create low-barrier and informal opportunities to engage with local and regional businesses that may not otherwise interact with city staff. Vendors are often more open to conversation in these settings, allowing staff to build relationships and understand real-time insight into local business environments. At times, these vendors serve as possible candidates for brick-and-mortar expansion in the community.

Film Ordinance

The Economic Development Team is updating the City's Film Ordinance to position Eastvale as a competitive and film-friendly location for production activities. Productions can significantly enhance the City's visibility and reputation while generating economic benefits such as job creation, tourism, and increased spending. According to the Inland Empire Film Commission, production companies typically invest in local hotels, catering services, equipment rentals, and retail businesses. Updating the Film Ordinance demonstrates the City's commitment to supporting the film industry and streamlining the production process. Staff is preparing the Film Ordinance, Film Policy, and Film Application drafts for the City Council's review.

Grants

The Economic Development Division manages and coordinates several grant-related initiatives to leverage available grant opportunities. In particular, the Economic Development Team manages the City's Community Development Block Grant (CDBG) and efforts to obtain specific federal and state grants. Staff recently submitted several grant applications to seek funding to support the City's Santa Ana Riverbed Hazardous Fuels Reduction Project, outfit a new fire engine, purchase thermal imaging cameras for firefighters, and purchase first-responder drone equipment for law enforcement officers.

Congresswoman Norma Torres recently presented a \$3,100,000 Community Project Funding (CPF) award to the City to support the construction of the new Eastvale Library. This request was submitted as part of last year's CPF funding cycle.

I-15 Economic Development Collaborative

In 2024, the City of Eastvale led the formation of the I-15 Economic Development Collaborative with the Cities of Corona, Eastvale, Fontana, Jurupa Valley, Norco, Ontario, and Rancho Cucamonga to leverage resources in preparation for the 2028 Los Angeles Summer Olympics (LA28). The Collaborative convenes quarterly to share best practices and discuss LA28 preparation strategies. Examples of collaborative opportunities include hosting Olympic Fan Zones throughout the Inland Empire, exploring the possibility of streamlining permitting requirements across multiple jurisdictions during LA28, developing a regional branding and marketing campaign, and creating art installations.

For the past several months, the Collaborative began developing detailed plans to launch official preparation activities. The Collaborative is also planning to host a half-day City Manager/Economic Development Summit in June 2026 to showcase each city’s hallmark economic development and infrastructure improvement projects.

Through the City’s involvement in preparing for LA28, several national Olympic teams expressed interest in evaluating opportunities in train their athletes in Eastvale prior to the LA28 Olympics.

ICSC and Real Estate Conference

As part of the Economic Development Division’s business attraction strategy, staff attends International Council of Shopping Centers’ (ICSC) conferences to build and maintain relationships with business representatives. The upcoming ICSC conference, known as ICSC Las Vegas, will be held at the Las Vegas Convention Center between May 18, 2026 and May 20, 2026. These conferences are excellent opportunities for the City to meet with brokers, business owners, and developers to understand their needs and encourage business expansion. Additionally, the Economic Development Team recently attended the 2026 Entertainment Evolution Experience (EEE) Conference on February 24, 2026 to connect with brokers from entertainment brands.

Independent ZIP Code Advocacy

Last month, members of the City Council and staff joined 8 cities from the National ZIP Code Advocacy Coalition to lobby in Washington, D.C. to reconnect with federal legislators and garner support for the City’s ZIP code legislation, H.R. 672 and S. 1455. With H.R. 672 passing the House of Representatives in July 2025, the legislation is now awaiting the Senate’s actions. If passed, the City will be granted a new and independent ZIP code.

Recognition

The City proudly received an Award of Merit from the California Association for Local Economic Development (CALED) for the City’s Business Concierge Program. The 2026 CALED Awards recognized successful economic development programs that were implemented or launched in 2025.

Regional Collaboration

In addition to leading the I-15 Economic Development Collaborative, the Economic Development Team is closely connected to Discover Inland Empire and TeamCalifornia. Together, these two organizations focus on providing additional opportunities for the City to generate tourism, promote destination marketing, and elevate business recruitment activities. The City benefits from established marketing platforms and data that enhance Eastvale’s promotion without duplicating effort or cost, maximizing limited staff and financial resources through shared expertise and collaboration. Staff aims to partner with these organizations to host a broker and business tour in the coming months.

Shopping Center Success Roundtable

The City holds periodic roundtable meetings with property managers and lessors to foster collaboration and mutual support. Meetings are structured to allow staff to share updates on major City initiatives and discuss shared challenges and opportunities. This platform serves as a relationship-building space for the City to proactively address challenges and strength Eastvale’s commercial centers to boost economic growth. The most recent meeting was held on February 2,

2026.

Workforce Development

In partnership with the Riverside County Workforce Development Board, staff is preparing to host a job fair later this year. The job fair can connect residents to employment opportunities by providing direct access to local and regional employers and assist local businesses to address workforce shortages. This also provides an opportunity for the City to understand local workforce needs and tailor programs for training purposes. Additional information regarding the job fair will soon be available on the City's website and social media platforms.

Environmental

Pursuant to Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, organizational or administrative activities of governments that do not result in direct or indirect physical changes in the environment are not considered as CEQA projects.

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

The City's Economic Development Team supports efforts to attract and retain businesses in Eastvale.

Fiscal Impact

Funds to implement the City's economic development initiatives are budgeted within the Economic Development Division in the General Fund. Staff actively continues to search for relatable grant funding to support additional economic development efforts.

Prior City Council/Commission Action

The City Council receives quarterly economic development updates during City Council meetings. The Planning Commission and the Public Safety Commission also receive periodic updates from the Economic Development Team. The previous update provided to the City Council was on January 14, 2026.

Attachment(s)

Not Applicable.