



CITY OF EASTVALE

PLANNING COMMISSION MEETING AMENDED AGENDA

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

Wednesday, January 15, 2020

Regular Meeting: 6:00 P.M.

Planning Commissioners

Josh Lee, Chair

Andrea Hove, Vice-Chair

Daryl Charlson, Commissioner

Houston Laney, Commissioner

Larry Oblea, Commissioner

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the Planning Commission 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.

If you wish to speak before the Planning Commission, please complete a Speaker Form identifying which item(s) you wish to address. Please return the completed form to the City Clerk prior to being heard before the Planning Commission. Speaker Forms are available at the front table of the entryway to the Council Chambers



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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
- 3.1 **INVOCATION – Dennis Morales with Calvary Chapel Eastvale**
4. **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.

5. 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.

6. 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.

6.1 Planning Commission Minutes

Submitted by: Jessica Cooper, Deputy City Clerk

RECOMMENDED ACTION(S):

Approve the minutes from the regular meeting held on December 18, 2019.

6.2 Communications Monthly Summary

Submitted by: Bobbi Hawkins, Communications Specialist

RECOMMENDED ACTION(S):

Receive and file the Communications Monthly Summary.

6.3 Eastvale Connection

Submitted by: Bobbi Hawkins, Communications Specialist

RECOMMENDED ACTION(S):

Receive and file the Eastvale Connection.

6.4 Public Works Department Update

Submitted by: Gina Gibson-Williams, Community Development Director

RECOMMENDED ACTION(S):

Receive and file the Public Works Department Update.

6.5 Planning Department Update

Submitted by: Gina Gibson-Williams, Community Development Director

RECOMMENDED ACTION(S):

Receive and file the Planning Department Update.

7. PRESENTATIONS

No items.

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.)

No items.

9. COMMISSION BUSINESS**9.1 Project No. 19-20052 – Extension to Tentative Tract Map No. 35061, Southeast Corner of Archibald and Limonite**

Submitted by: Gina Gibson-Williams, Community Development Director

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission approve the extension to Tentative Tract Map No. 35061, subject to conditions of approval.

10. CITY STAFF REPORT**11. COMMISSION COMMUNICATIONS**

ADJOURNMENT – The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, February 19, 2020, 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. Dated this 9th day of January 2020.

Jessica Cooper, CMC
Deputy City Clerk

MINUTES CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, December 18, 2019
6:00 P.M.

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

1. CALL TO ORDER

A regular meeting of the Eastvale Planning Commission was called to order on December 18, 2019, at 6:03 p.m. by Chair Oblea.

2. ROLL CALL

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

City Staff

Present: Community Development Director Gibson-Williams, Assistant City Attorney Herrington, Economic Development Manager Wright and Deputy City Clerk Cooper were present at Roll Call. Other staff members were present and responded to questions.

2. PLEDGE OF ALLEGIANCE

Chair Oblea led the assembly in the Pledge of Allegiance to our Flag.

3. COMMISSION REORGANIZATION

3.1 Planning Commission Reorganization

On motion of Commissioner Charlson and second by Commissioner Oblea, the Planning Commission voted unanimously to appoint Commissioner Lee to preside as Chair until the last Planning Commission meeting in Calendar Year 2020.

On motion of Commissioner Charlson and second by Commissioner Oblea, the Planning Commission voted unanimously to appoint Commissioner Hove to preside as Vice-Chair until the last Planning Commission meeting in Calendar Year 2020.

4. PUBLIC COMMENT

Chair Lee opened the public comment portion of the meeting.

[Return to Agenda](#)

Keith White, Eastvale resident, wished the Commission a Happy Holidays and provided updates on Riverside Transit Agency.

Michael O'Connor, Eastvale resident, expressed concerns with the outreach regarding the Chevron gas station at Hamner Place.

Chair Lee closed the public comment portion of the meeting.

5. ADDITIONS/DELETIONS TO THE AGENDA

There were no additions/deletions to the agenda.

6. CONSENT CALENDAR

Community Development Director Gibson-Williams noted that the Planning Department Update would be updated to reflect the Planning Commission's action on the Chevron Gas Station at Hamner Place.

On motion of Commissioner Charlson and second by Commissioner Oblea, the Planning Commission voted unanimously to approve the consent calendar.

6.1 Planning Commission Minutes

Approve the minutes from the Regular Meeting held on November 20, 2019.

6.2 Communications Monthly Summary

Receive and file the Communications Monthly Summary.

6.3 Eastvale Connection

Receive and file the Eastvale Connection.

6.4 Planning Department Update

Receive and file the Planning Department Update with the amended update.

6.5 Public Works Department Update

Receive and file the Public Works Department Update.

7. PRESENTATIONS

No items.

8. PUBLIC HEARINGS

8.1 PLN18-20042 – Conditional Use Permit to Sell Alcoholic Beverages at 6987 Hamner Avenue, Suite 7

Commissioner Charlson recused himself from the item as he lives near the project.

Contract Planner Lim presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public hearing at 6:24 p.m.

Hearing no response, Chair Lee closed the public hearing at 6:24 p.m.

On motion of Chair Laney and second by Vice-Chair Hove, the Planning Commission voted unanimously to approve the Conditional Use Permit for the on-site sale of beer and wine, subject to conditions of approval.

8.2 PLN 19-20053 – Major Development Plan Review to Construct a Multi-Tenant Building with a Restaurant at Hamner Place

Community Development Director Gibson-Williams and Economic Development Manager Wright presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public hearing at 6:34 p.m.

Rick Manners, Lewis Retail Centers, provided information on the project and answered related questions.

Ike Bootsma, Eastvale resident, expressed support for the project.

Oscar Alvarez, Eastvale resident, expressed concerns with the project.

Deputy City Clerk Cooper stated that the City received six comment letters in support to the project.

Chair Lee closed the public hearing at 6:54 p.m.

On motion of Commissioner Charlson and second by Commissioner Laney, the Planning Commission voted unanimously to approve PLN19-20053 Major Development Plan Review to construct a 8,190 square foot multi-tenant building with a restaurant, subject to conditions of approval and with the added condition that the trash enclosure be placed away from the restaurant.

8.3 Project No. 19-20057 – Amendment to Tentative Parcel Map No. 37649, Limonite and Archibald Avenues Vacation of Right of Way

Community Development Director Gibson-Williams presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public hearing at 7:03 p.m.

Ike Bootsma, Eastvale resident, expressed support for the project.

Keith White, Eastvale resident, inquired if there will be a bus stop at Limonite and Archibald Avenues.

Chair Lee closed the public hearing at 7:05 p.m.

On motion of Commissioner Laney and second by Commissioner Charlson, the Planning Commission voted unanimously to approve the amendment to Tentative Parcel Map No. 37649 and to make a determination of General Plan consistency for the vacation of proposed right-of-way along Archibald and Limonite Avenues.

9. COMMISSION BUSINESS

No items.

10. CITY STAFF REPORT

Community Development Director Gibson-Williams introduced Planning Intern Sergio Heredia-Melchor and provided a brief biography.

11. COMMISSION COMMUNICATIONS

Commissioner Oblea thanked the Commission for allowing him to serve as Chair for 2019.

ADJOURNMENT – Chair Lee adjourned the meeting at 7:09 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, January 15, 2020 at 6:00 p.m.

Jessica Cooper, CMC
Deputy City Clerk



AGENDA STAFF REPORT

Planning Commission Meeting

Consent Calendar

Agenda Item No. 6.2

January 15, 2020

Communications Monthly Summary

Prepared By: Bobbi Hawkins, Communications Specialist

Recommended Action(s)

Receive and file the Communications Monthly Summary.

Summary

The City of Eastvale's Communications Team works to provide important and valuable information to the community to ensure the community is kept up to date with City occurrences. This information is disseminated through various platforms including the City's website, social media platforms, and coordinated media releases. A monthly summary is provided to capture the avenues of outreach that is taken to inform the residents of Eastvale.

Background

The City of Eastvale provides information to constituents through the City's website, social media and press releases. The City's website, contains information pertaining to City Council and Commission agendas, minutes, community events, crime prevention, safety tips, frequently asked questions and more. By visiting the City's website, residents can also subscribe to Eastvale's e-notification system. E-notification is a free service provided by City Hall, where subscribers can select the types of notifications they would like to receive by email. Links are also available to the City's Facebook, Twitter, Instagram and LinkedIn accounts. Additionally, the City collaborates with our partner agencies to coordinate press releases that are disseminated using the above networks.

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

Not Applicable.

[Return to Agenda](#)

Fiscal Impact

None.

Prior City Council/Commission Action

None.

Attachment(s)

Social Media Report of Outreach & Engagement

Social Media Report of Outreach & Engagement



Planning Commission Meeting - January 15, 2020

Aggregate overview



Aggregate audience

26,419

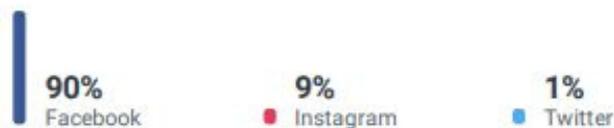
Total audience of all social accounts



Aggregate engagements

34,139

Total engagements of all social accounts



Aggregate impressions

230,332

Total impressions of all social accounts





January 2020

EASTVALE CONNECTION

PUBLIC MEETING SCHEDULE

CERT

Community Emergency Response Team
TRAINING

LOCATION

City of Eastvale Council Chambers
12363 Limonite Avenue #910
Eastvale, CA 91752



DATE

January 17- 19, 2020



TIME

Friday: 5:30 pm to 9:30 pm
Saturday: 8:00 am to 5:00 pm
Sunday: 8:00 am to 5:00 pm



EASTVALE CITY COUNCIL

Wednesday, January 22, 2020 @ 6:30 p.m.

EASTVALE PLANNING COMMISSION

Wednesday, February 19, 2020 @ 6:00 p.m.

EASTVALE PUBLIC SAFETY COMMISSION

Tuesday, January 28, 2020 @ 6:00 p.m.

EASTVALE PARKS COMMISSION*

No Meeting Scheduled

Meetings are held at: Eastvale Council Chambers | 12363 Limonite Ave. Suite 900

*Parks Commission meetings are held at: Eastvale Community Center

UPCOMING EVENTS

January 16, 2020: Little Eastern Cafe Ribbon Cutting Ceremony

January 17- 19, 2020: CERT Training

January 20, 2020: Martin Luther King Day. City Hall will be Closed.

Stay Connected!



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AGENDA STAFF REPORT

Planning Commission Meeting

Consent Calendar

Agenda Item No. 6.4

January 15, 2020

Public Works Department Update

Prepared By: Gina Gibson-Williams, Community Development Director

Recommended Action(s)

Receive and File the Public Works Department Update.

Summary

The Public Works Department provides monthly updates on development projects occurring City-wide. The list of updates includes residential and commercial projects, encroachment permits, and capital improvements projects.

Background

Not Applicable

Strategic Plan Action

Not Applicable

Fiscal Impact

Not Applicable

Prior City Council/Commission Action

Not Applicable

Attachment(s)

Public Works Project Status List



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	KB Home – The Lodge (Tract 32821)
PROJECT NUMBER:	PW10-0124
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Scholar Way
PROJECT DESCRIPTION:	Improvements includes 24 gross acres with 16 residential condominium lots and 2 lettered lots. Improvements include the construction of Scholar Way (half street) across the eastern frontage of the tract map and the associated water, sewer, and drainage improvements.
PROJECT STATUS:	<ul style="list-style-type: none">• Public improvements 99% completed• Punch list has been issued

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Meritage Home (Tract 31406)
PROJECT NUMBER:	PW10-0140
PROJECT LOCATION:	Southwest corner of Archibald Avenue and River Road
PROJECT DESCRIPTION:	Improvements includes 32.7 gross acres. Widening of Archibald Avenue (west side) and the associated water, sewer, and drainage improvements, as well as the internal public streets and utilities.
PROJECT STATUS:	<ul style="list-style-type: none">• Public improvements 99% completed• Punch list has been issued
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

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





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Stratham Homes (TTM 36775)

PROJECT NUMBER: PW14-1398

PROJECT LOCATION: Northwest corner of Limonite Avenue and Harrison Avenue

PROJECT DESCRIPTION: Improvements includes 43.05 gross acres. Improvements include the construction of Limonite Avenue (half street) and Harrison Avenue (half street) and the associated water, sewer, and drainage improvements.

PROJECT STATUS:

- Limonite and Harrison street improvements completed
- Onsite improvements ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

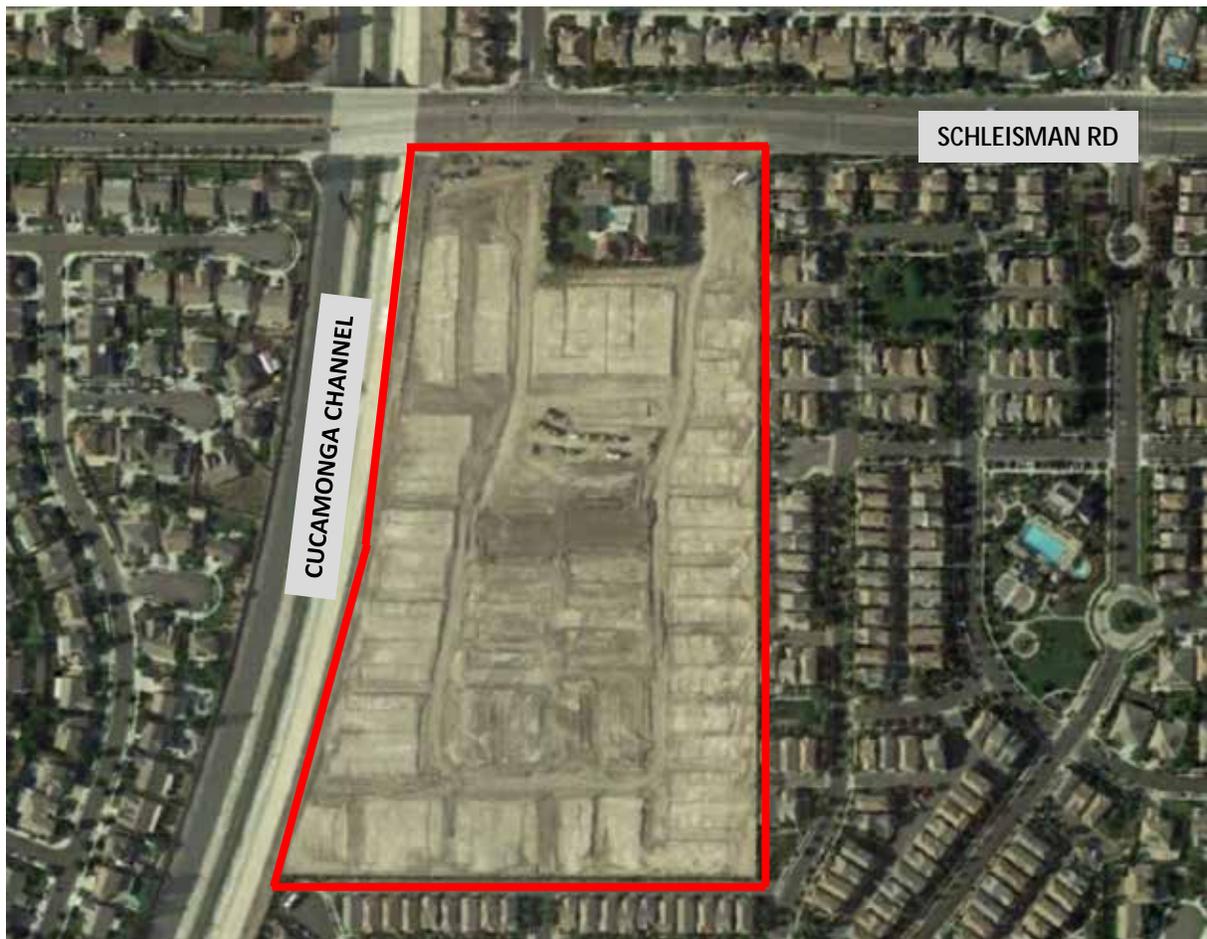
PROJECT NAME: Prado (TR 35751)

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

PROJECT STATUS:

- Utility work ongoing
- Offsite work ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Pulte (TR 28943)

PROJECT LOCATION: Southeast corner of Limonite Avenue and Scholar Avenue

PROJECT STATUS:

- Onsite improvements ongoing
- Offsite improvements ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: The Merge

PROJECT LOCATION: Northeast corner of Limonite Avenue and Archibald Avenue

PROJECT DESCRIPTION: Improvements includes 26 gross acres.

PROJECT STATUS: • Grading operation ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Eastvale Marketplace at the Enclave
PROJECT LOCATION:	Southwest corner of Archibald Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements includes 1.74 gross acres.
PROJECT STATUS:	<ul style="list-style-type: none">• Public improvements 99% completed• Punch list has been issued

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Campus Business Park
PROJECT NUMBER:	PW12-0750
PROJECT LOCATION:	West side of Archibald Avenue south of Limonite Avenue
PROJECT DESCRIPTION:	Improvements includes 53.37 gross acres with 11 development parcels and 6 letter lots.
PROJECT STATUS:	<ul style="list-style-type: none">• Public improvements completed
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Chevron Gas Station

PROJECT NUMBER: PW15-0913

PROJECT LOCATION: Southwest corner of Hamner Avenue and Riverside Drive

PROJECT DESCRIPTION: Improvements includes 1.67 gross acres.

PROJECT STATUS: • Punch list items have been issued

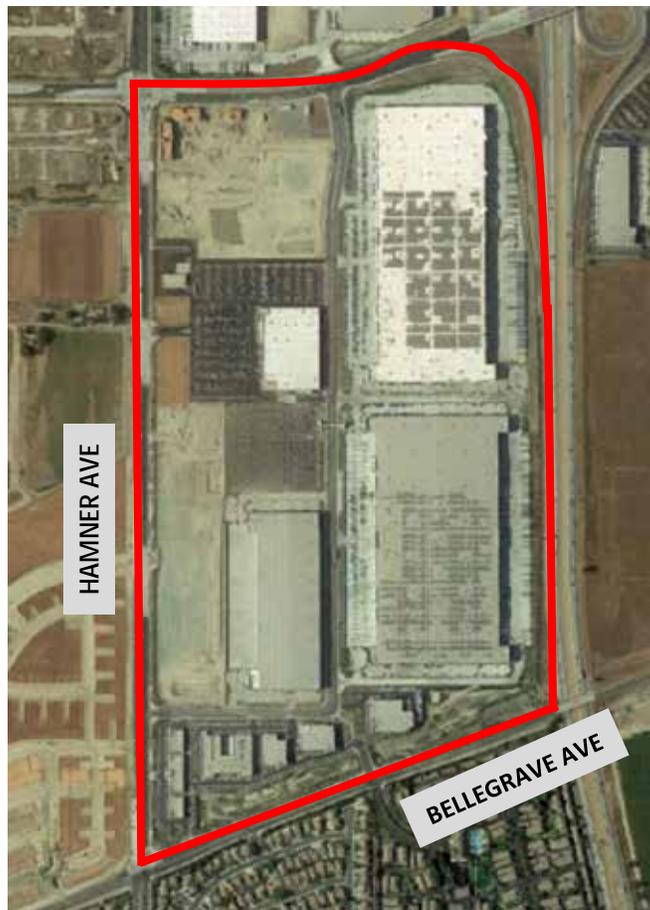
PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Goodman Commerce Center
PROJECT NUMBER:	PW11-0271
PROJECT LOCATION:	Northeast corner of Hamner Ave and Bellegrave Ave
PROJECT DESCRIPTION:	Improvements includes 23 gross acres with 5 parcels for business park development, and 2 parcels for water quality basins.
PROJECT STATUS:	•Punch list has been provided
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: The Ranch

PROJECT NUMBER: PW16-00011

PROJECT LOCATION: Northeast corner of Kimball Avenue and Hellman Avenue

PROJECT DESCRIPTION: Improvements include 98 gross acres with 14 parcels including 4 business park lots, 5 commercial/retail lots and 1 parcel for detention basin for storm drain purposes.

PROJECT STATUS:

- Traffic Signal at Kimball Ave and Hellman Ave is on hold pending Chino's approval
- Offsite improvements nearing completion

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

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





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Vantage Point Church
PROJECT NUMBER:	PW15-1174
PROJECT LOCATION:	Northeast corner of Archibald Avenue and Prado Basin Park Road
PROJECT STATUS:	• Onsite improvement ongoing
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Hamner Place

PROJECT NUMBER: PW18-10712

PROJECT LOCATION: East of Hamner Avenue and Schleisman Road

PROJECT STATUS: • Rough grading ongoing

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

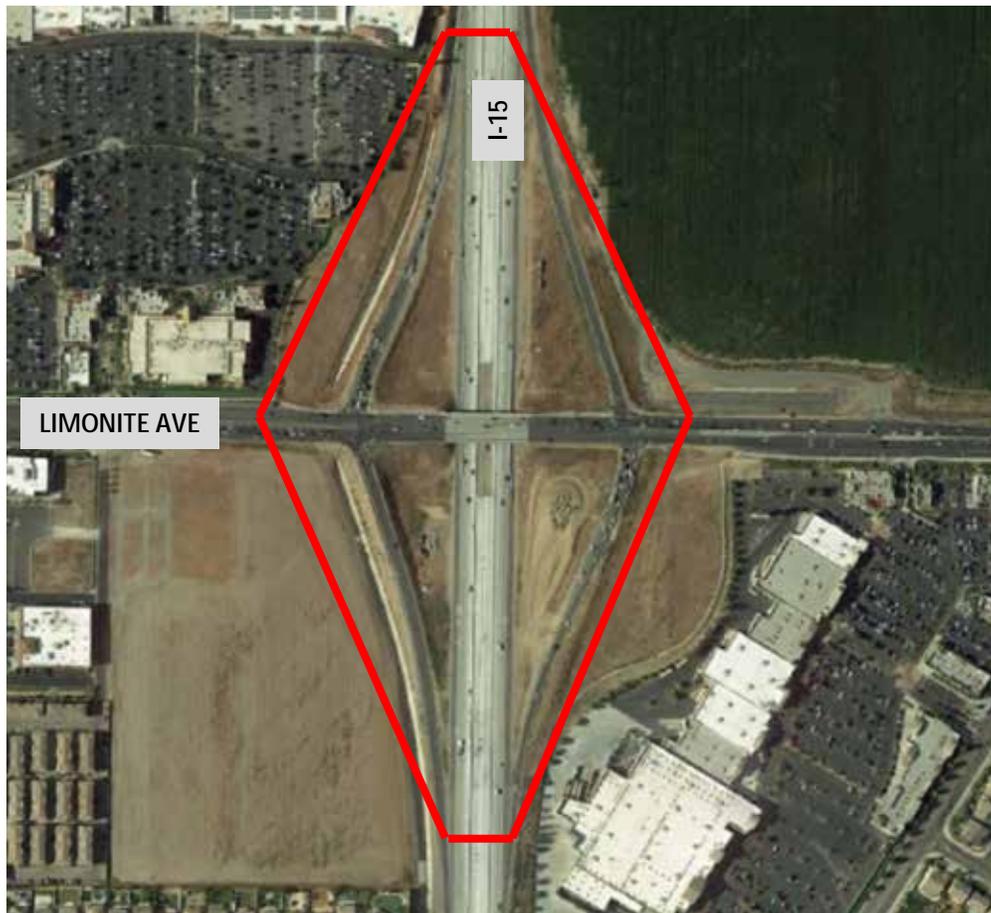
PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Limonite/I-15 Interchange

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

PROJECT SCHEDULE: Construction start date – August 23, 2018
Anticipated Road Work Complete – November 13, 2018
Anticipated Project Complete - Early 2020

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Limonite Gap Closure

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

PROJECT STATUS: Design contract was awarded to Mark Thomas. 30% design due December.

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

PROJECT MAP:

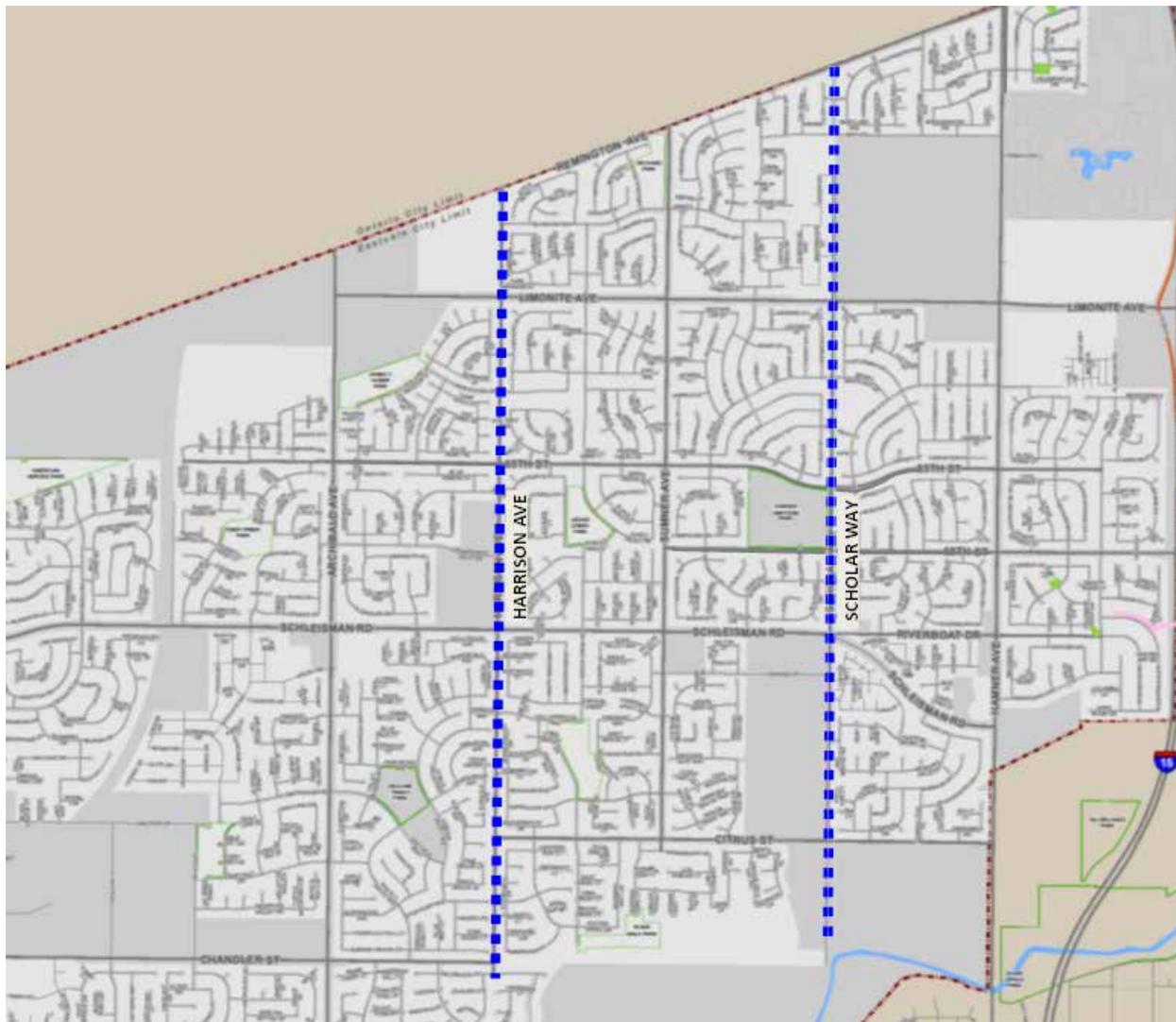




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Improvement of Bike Network Connectivity/ATP Trails
PROJECT DESCRIPTION:	Project will design and construct nearly 5 miles of trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from north Eastvale to the Santa Ana River Trail on the south.
PROJECT STATUS:	Proposals have been received and are under review for the design phase.
PROJECT SCHEDULE:	Estimated design contract award date - January 22, 2019 Estimated design completion date - December 2020 Estimated construction start date - March 2020

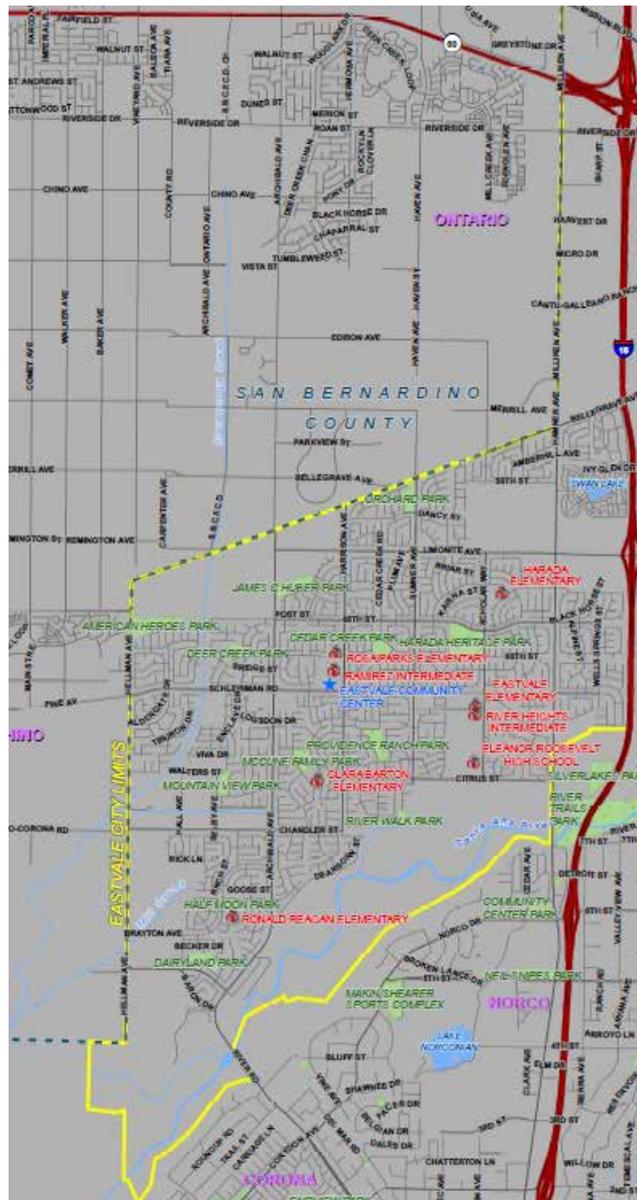
PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Systemic Safety Analysis Report
PROJECT DESCRIPTION:	Perform network collision analysis, identifying safety issues on the City's roadway networks, and development a list of systemic low-cost countermeasures that can be used to prepare future Highway Safety Improvement Program and other safety program applications.
PROJECT STATUS:	Proposals have been received and are under review.
PROJECT SCHEDULE:	Estimated design contract award date - December 11, 2019 Estimated report completion date - August 2020
PROJECT MAP:	

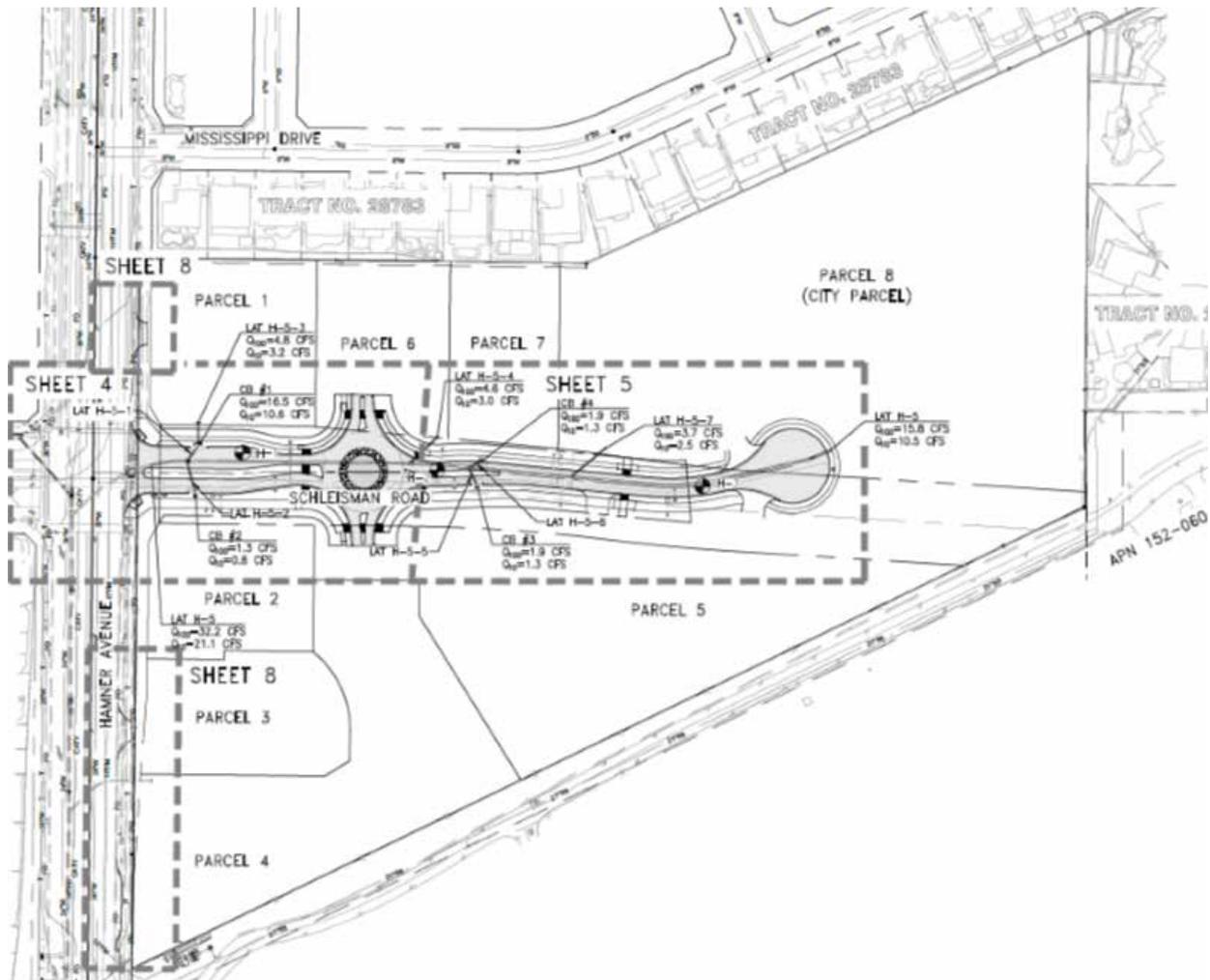




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Schleisman Extension, Hamner Place Landscaping and Hamner Place Storm Drain Project
PROJECT DESCRIPTION:	Street Improvement along Schleisman Road from the intersection with Hamner Avenue including curb & gutter, pavement, sidewalk, a roundabout section, street lights, domestic water facilities, drainage facilities, hardscape and landscaping. The project also includes storm drain facilities along Hamner Avenue from the intersection of Schleisman Road and Hamner Avenue, to the north.
PROJECT STATUS:	Out to bid
PROJECT SCHEDULE:	Estimated design contract award date - December 11, 2019 Estimated report completion date - July 2020

PROJECT MAP:





AGENDA STAFF REPORT

City Council Meeting
Consent Calendar
Agenda Item No. 6.5
January 15, 2020

Planning Department Update

Prepared By: Gina Gibson-Williams, Community Development Director

Recommended Action(s)

Receive and file the Planning Department Update

Summary

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

Background

None.

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

Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Planning Project Status List and Map



EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

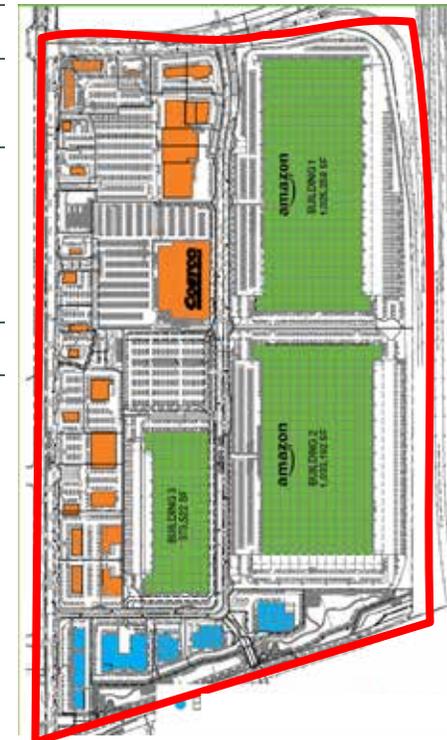
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 1

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:	Aaron Lobliner

Project Map:



Notes:

- Approved by City Council on November 12, 2014
- See the following projects for more recent activity at the Goodman Commerce Center Development:
 - § Map ID #8: Project No. PLN16-00028: Retail Center CR-4 and CR-5 pads
 - § Map ID #12: Project No. PLN17-20033: Retail Building CR-3 – Starbucks & other tenants
 - § Map ID #16: Project No. PLN18-20014: Retail Building CR-12 – Quick Quack Carwash
 - § Map ID #23: Project No. PLN18-20042: Retail Building CR-11 – Multi-Tenant
 - § Map ID #27: Project No. PLN19-20006: Retail Building CR-10- Chick-fil-A
 - § Map ID #45: Project No. PLN 19-20063 Retail Building CR-8 – Altura Credit Union
 - § Map ID #46: Project No. PLN 19-20064 Retail Building CR-6 – Meet Fresh

Current Status:

- § Approved.
- § Various buildings complete, operating and under construction.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

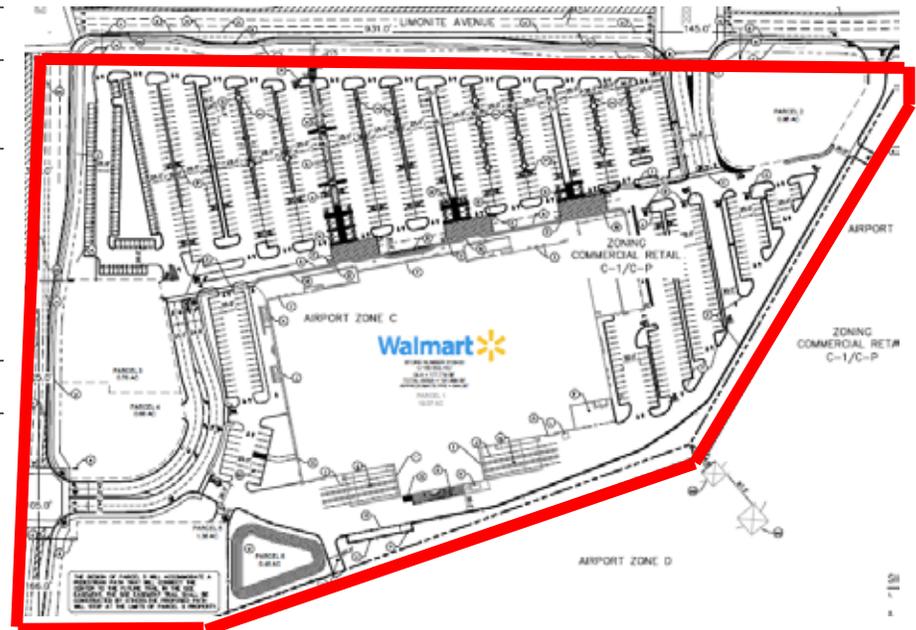
Map ID: 2

Project:	Walmart – Eastvale Crossings
Project No.	12-0051
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres. CEQA: Environmental Impact Report (certified)
Planner:	Aaron Lobliner

Notes:

- § City Council approval on April 26, 2017.
- § Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- § Public review of DEIR available from September 27 to November 17, 2016.
- § On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- § City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- § City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.

Project Map:



Current Status:

- § Approved.
- § Waiting for applicant to submit construction plans.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 3

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

Notes:

- Approved by City Council on April 9, 2014
- All industrial buildings are built and occupied.
- See the following projects for more recent activity at The Campus (former Providence Business Park) Development:
 - § Map ID# 26: PLN19-20001 The Campus Self-Storage Facility DR, CUP
 - § Map ID# 28: PLN19-20008 The Campus 7-Eleven DR, CUP
- Front land abutting Archibald has been entitled with The Campus Self-Storage and The Campus 7-Eleven.

Project Map:



Current Status:

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

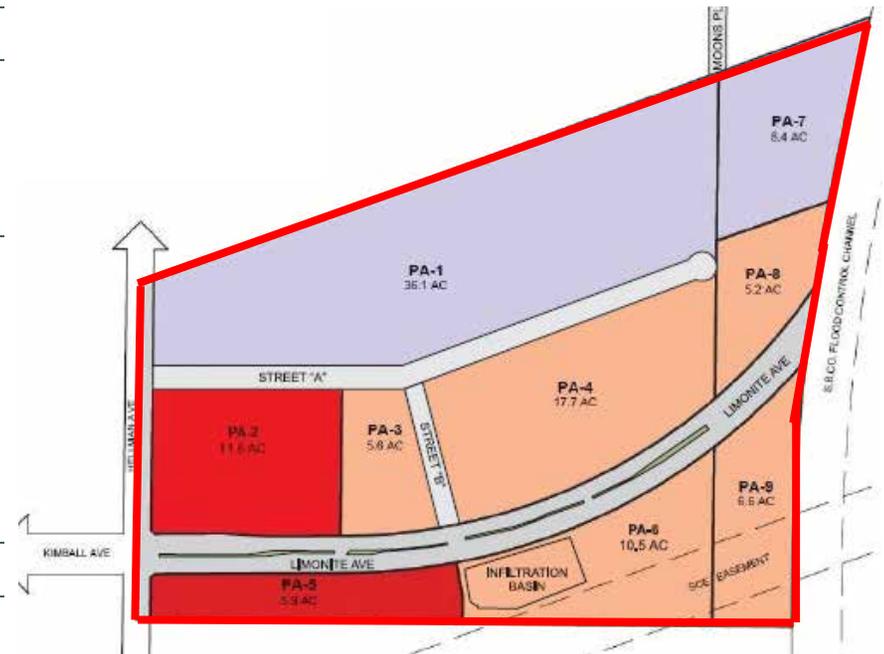
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 4

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:	Aaron Lobliner

Project Map



- 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:
 - § Map ID# 15: Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3.
 - § Map ID #24: Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9.
 - § Map ID #36: Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9.
 - § Map ID #37: Project No. PLN19-20035: Summit Development – Pre-Application for Planning Area 6.

Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 5

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

Project Map:



- 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.

Current Status:

- § Adopted by City Council on December 13, 2017.
- § Staff continues to coordinate with the property owners as they seek a developer(s) for the site.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 6

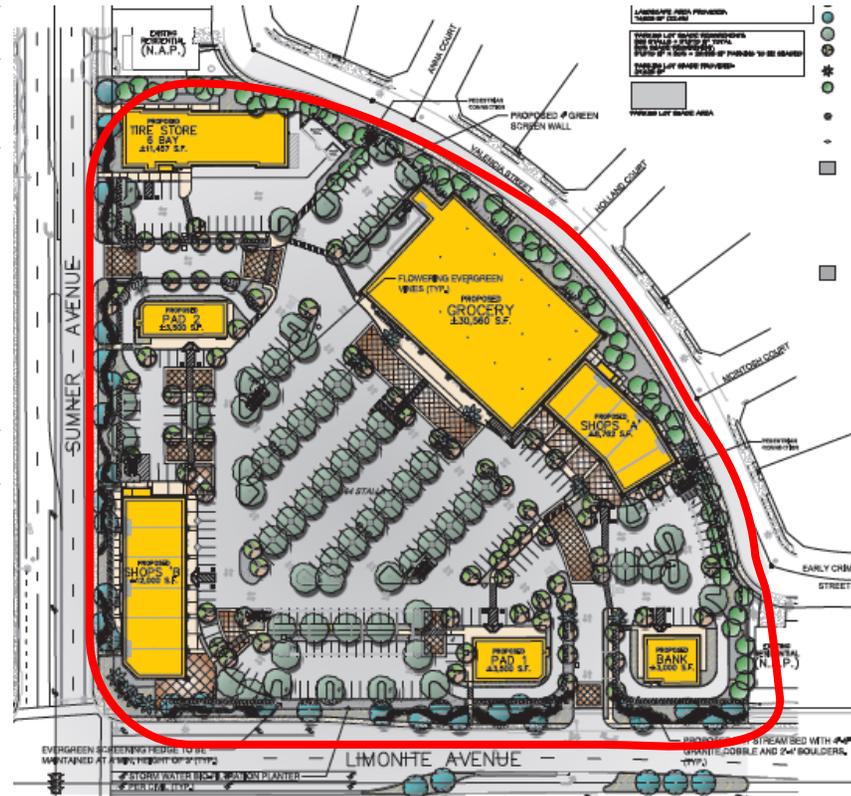
Project:	Eastvale Marketplace
Project No.:	15-0958
Project Location:	Northeast corner of Limonite and Sumner Avenue (APNs 164-030-019)
Project Description:	Major Development Review for the development of a new neighborhood retail center with multi-tenant and single tenant buildings totaling 72,779 sq. ft. on 7.64 acres, Conditional Use Permits for the operation of three drive-through facilities and a tire store, and Conditional Use Permit for the sales of alcohol in the grocery store. CEQA: Mitigated Negative Declaration
Planner:	Aaron Lobliner

Notes:

- See the following projects for more activities at Eastvale Marketplace:
 - § Map ID #30: Project PLN19-20018: Big Wok Alcohol CUP
- Vines along the back of Smart & Final and trees along the pedestrian walkway in the parking lot have been installed.
- Benches and potted plants have been added to the patio area east of Smart & Final.
- The multi-tenant building on the corner of Sumner and Limonite ("Shops B") are under new ownership.



Project Map:



Current Status:

§ Approved.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

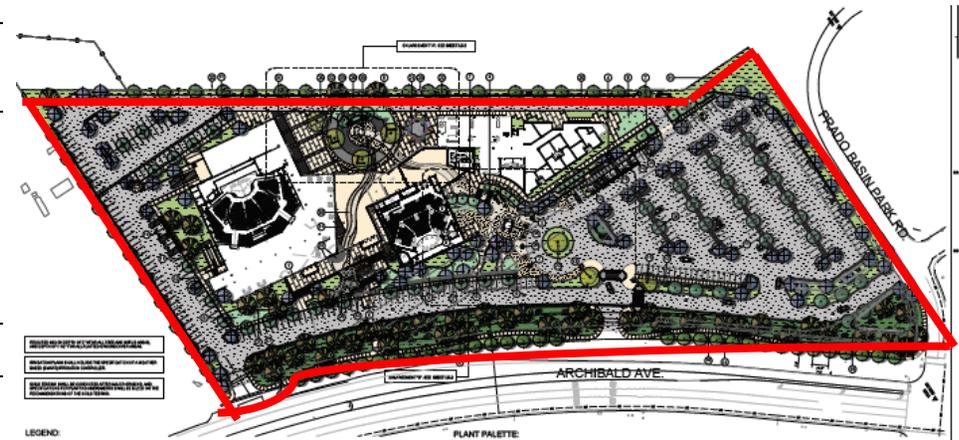
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 7

Project:	Vantage Point Church
Project No.	15-1174
Project Location:	8500 Archibald Ave. (APN: 130-080-005 and -008)
Project Description:	Major Development Review for the development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres. CEQA: Mitigated Negative Declaration
Planner:	Aaron Lobliner

Project Map:



Current Status:

- § Approved.
- § Building construction plans approved October 9, 2019.
- § Undergoing site grading

Notes:

- Major Development Review and Conditional Use Permit (CUP) received on May 1, 2015. (Staff later determined CUP was not needed.)
- Planning Commission approval on March 21, 2018. Approval letter, final COAs, and stamped plans to applicant on April 12, 2018.
- Comment letter to applicant on construction plans on June 4, 2018. Construction plans 3rd submittal received July 24, 2018.
- Grading Plan approved on August 21, 2018.
- Construction building plans approved on October 9, 2018. Grading Plan approved on August 21, 2018.
- Landscape plans approved on October 18, 2018



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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

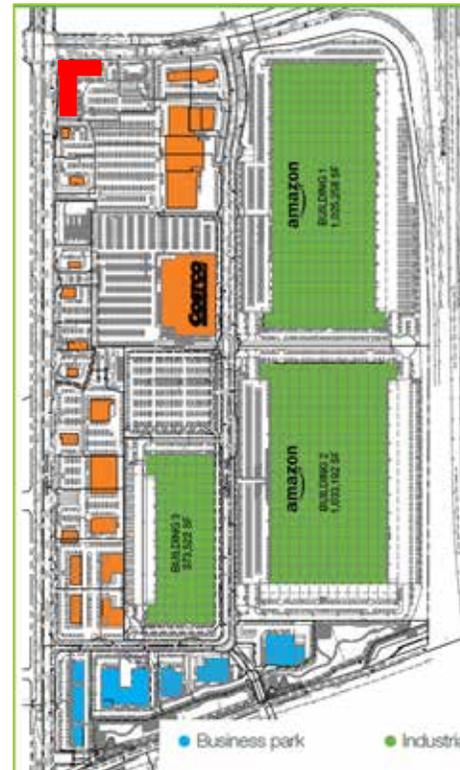
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 8

Project:	Goodman Retail Center – Corner Buildings
Project No.	16-00028
Project Location:	Southeast corner of Cantu Galleano Ranch Road and Hamner Ave.
Project Description:	Major Development Review for the development of 2 multi-tenant retail buildings (CR-4 and CR-5) totaling approximately 26,260 square feet in the retail area adjacent to Costco at the Goodman Commerce site. CEQA: Previously certified EIR
Planner:	Aaron Lobliner

Project Map:



Notes:

- § Major Planning Commission approval on March 7, 2017
- § Planning approved construction plans for the first two retail buildings (CR-4 & CR-5), and site improvement plans for retail center on March 26, 2018.
- § See the following projects for other retail projects in the Goodman Commerce Center:
 - § Map ID #12 Project No. PLN17-20033: Retail Building CR-3 – Starbucks
 - § Map ID #16 Project No. PLN18-20014: Retail Building CR-12 – Quick Quack Carwash
 - § Map ID #45: Project No. PLN 19-20063 Retail Building CR-8 – Altura Credit Union
 - § Map ID #46: Project No. PLN 19-20064 Retail Building CR-6 – Meet Fresh

Current Status:

- § Approved.
- § Both buildings are under construction.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 9

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

Notes:

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



Project Map:



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 10

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

Project Map:



Notes:

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

Current Status:

- Approved

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 11

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

Project Map:



Notes:

- June 25, 2018, applicant withdrew two Conditional Use Permits (for a drive-through on Pads 2 and for alcohol sales in a future gas station convenience store).
- June 27, 2018: City Council certified the Final EIR and approved all applications. Notice of Determination recorded on June 28, 2018.
- See the following projects in the retail center:
 - § Map ID #22: Project No. PLN18-20041: Chevron Gas Station and Convenience Store DR CUP
 - § Map ID #33: Project No. PLN19-20023: Lewis Retail Suites Hotel DR CUP
 - § Map ID #43: Project No. PLN19-20043: Tony's Chophouse and Retail Suites DR
 - § Map ID #44: Project No. PLN19-20044: Appeal Chevron Gas Station and Convenience Store DR CUP
- Mass grading plan received on June 10, 2019; comments provided on June 12, 2019 requesting for documentations showing compliance with the conditions of approval for grading permit issuance.
- Rough grading plans received on June 24, 2019; Received documentation showing compliance to Conditions of Approval and approved July 2, 2019.

Current Status:

- § Approved by City Council
- § Waiting for building construction plans
- § Groundbreaking July 12, 2019
- § Currently undergoing grading.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

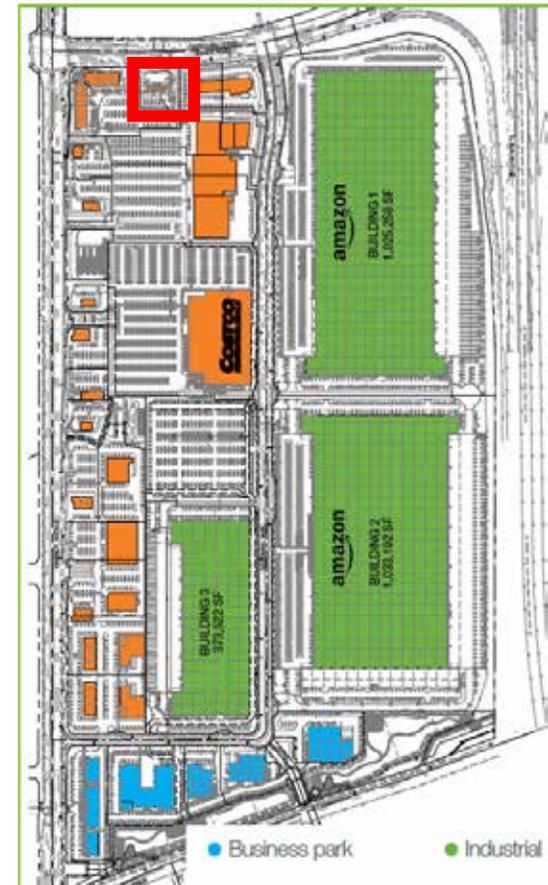
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 12

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

Project Map:



Notes:

- Planning Commission approval on March 21, 2018.
- See the following projects for more recent activity at the Goodman Commerce Center Development:
 - § Map ID #8: Project No. PLN16-00028: Goodman Retail Center CR-4 and CR-5 pads
 - § Map ID #12: Project No. PLN17-20033: Retail Building CR-3 – Starbucks & other tenants
 - § Map ID #16: Project No. PLN18-20014: Retail Building CR-12 – Quick Quack Carwash
 - § Map ID #23: Project No. PLN18-20042: Retail Building CR-11 – Multi-Tenant Building
 - § Map ID #27: Project No. PLN19-20006: Retail Building CR-10 - Chick-fil-A
 - § Map ID #45: Project No. PLN 19-20063 Retail Building CR-8 – Altura Credit Union
 - § Map ID #46: Project No. PLN 19-20064 Retail Building CR-6 – Meet Fresh



Current Status:

- Starbucks in operation as of February 7, 2019.
- Reviewing Tenant Improvements Plans for other units.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 13

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

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



Project Map:



Current Status:

- § Model homes are open.
- § Under construction.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 14

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

Notes:

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

Project Map:



Current Status:

- § Project site is currently undergoing grading.
- § Model homes are under construction.
- § Revised HOA landscape plans approved May 16, 2019.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 15

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

Project Map:



Notes:

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



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

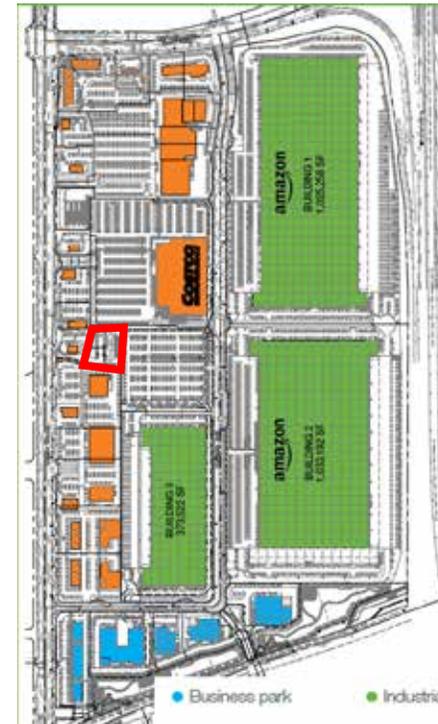
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 16

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

Project Map:



Notes:

- Received application on March 21, 2018
- Planning Commission approval on June 20, 2018.
- See the following projects for more recent activity at the Goodman Commerce Center Development:
 - § Map ID #8: Project No. PLN16-00028: Goodman Retail Center CR-4 and CR-5 pads
 - § Map ID #12: Project No. PLN17-20033: Retail Building CR-3 – Starbucks & other tenants
 - § Map ID #16: Project No. PLN18-20014: Retail Building CR-12 – Quick Quack Carwash
 - § Map ID #23: Project No. PLN18-20042: Retail Building CR-11 – Multi-Tenant
 - § Map ID#27: Project No. PLN19-20006: Retail Building CR-10- Chick-fil-A
 - § Map ID #45: Project No. PLN 19-20063 Retail Building CR-8 – Altura Credit Union
 - § Map ID #46: Project No. PLN 19-20064 Retail Building CR-6 – Meet Fresh
- Revised construction plans approved on May 30, 2019.



Current Status:

- § Approved
- § Quick Quack Car Wash is completed.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

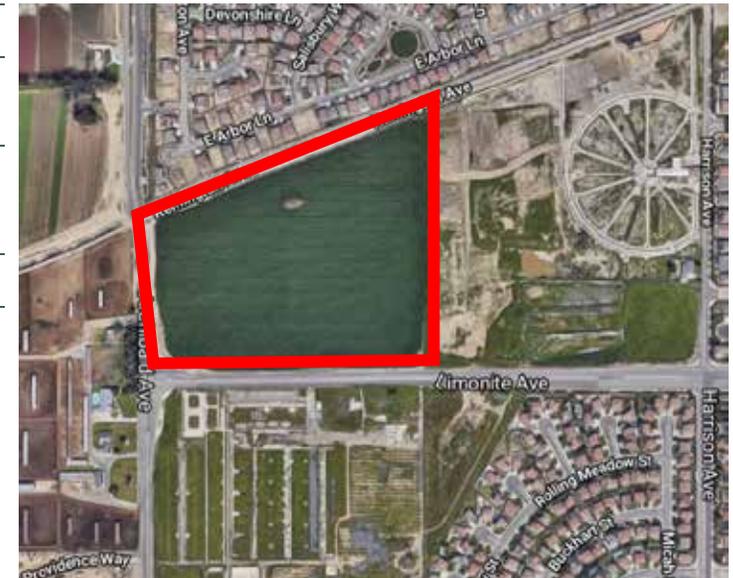
Map ID: 17

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:	Aaron Lobliner/Peter Minegar

Notes:

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

Project Map:



Current Status:

- § City Council approval on December 12, 2018.
- § January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- § Received Industrial Precise Grading Plans 8/15
- § Received Retail/Commercial Precise Grading Plans 8/20
- § Construction building plan resubmittal received 9/17. Comments provided 9/26
- § Construction building plans for industrial buildings 1-3, 5,6 approved 11/13/19

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 18

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

Notes:

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

Project Map:



Current Status:

- § Under construction.
- § Model homes are open.
- § Waiting for revised FSOD map.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 19

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

Notes:

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

Project Map:



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 20

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

Notes:

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

Project Map:



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 21

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

Notes:

Major Development Review

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

Project Map:



Current Status:

- § Approved.
- § Grading plans approved June 17, 2019
- § Landscape plans approved June 20, 2019
- § Construction plans approved July 17, 2019

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 22

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

Notes:

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

Project Map:



Current Status:

§ Planning Commission denied the project on November 20, 2019.
§ Applicant has submitted an application to appeal the Planning Commission's decision on November 20, 2019 (See Map ID #44 - PLN19-20055)

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 23

Project: Goodman Commerce Center CR-11 – Multi-Tenant Building

Project No. PLN18-20042

Project Location: Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way, Parcel 10 of Parcel Map 37208; (Assessor's Parcel Number 160-020-078)

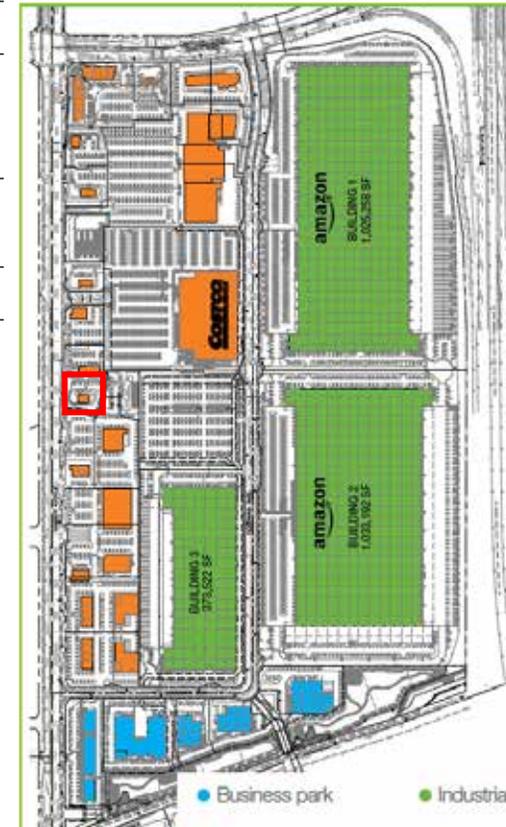
Project Description: Major Development Review for a new 6,000 square-foot multi-tenant retail building on a 37,250 square-foot site.

Planner: Aaron Lobliner

Notes:

- Received application on July 26, 2018.
- Building plans received November 20, 2018. Comments provided to applicant December 27, 2018.
- Approved by Planning Commission on November 8, 2018.
- Landscape plans approved on January 21, 2019.
- Revised construction plans approved on February 19, 2019.

Project Map:



Current Status:

- § Approved by Planning Commission.
- § Construction plans approved.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

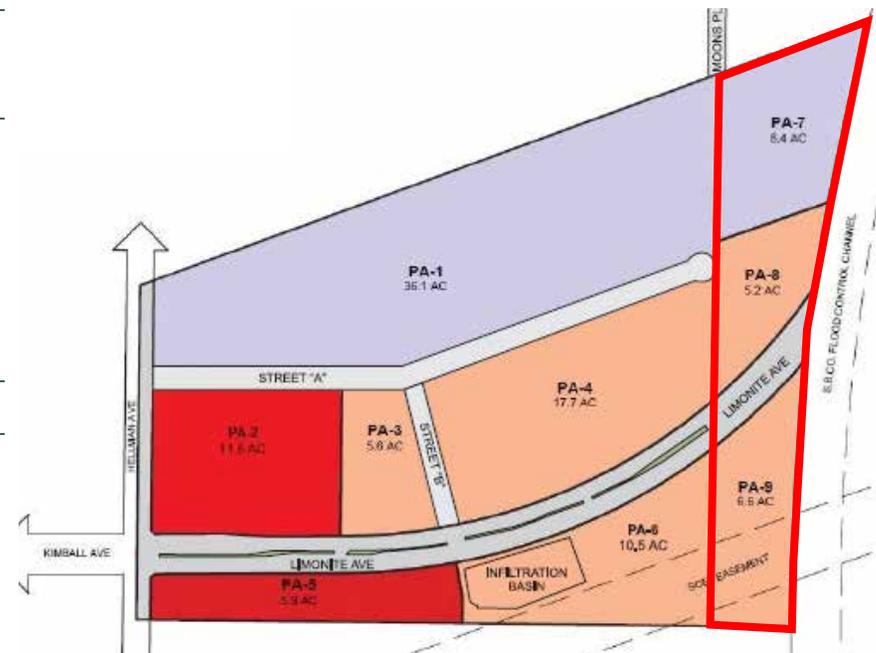
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 24

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

Project Map:



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

Current Status:

- § Waiting for grading and construction plan submittal.
- § Final Cancellation of Williamson Act Contract approved by City Council July 24, 2019.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

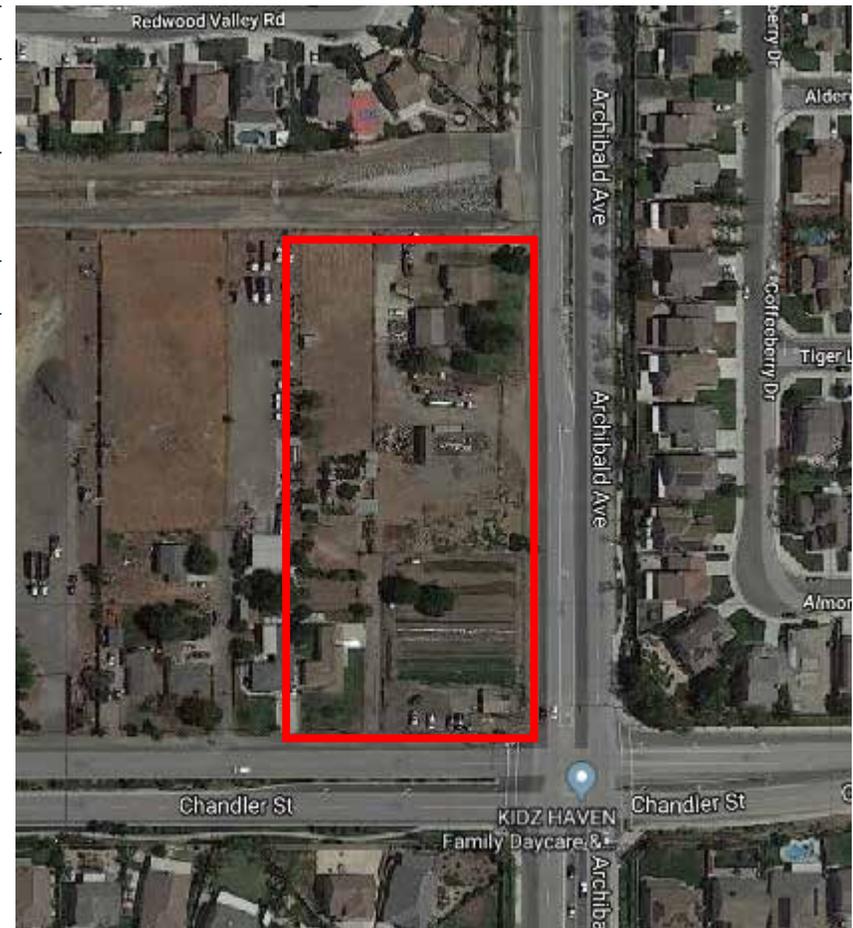
Map ID: 25

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

Notes:

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

Project Map:



Current Status:

- Waiting for revised submittal.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 26

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

Notes:

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

Project Map:



Current Status:

- Approved by Planning Commission.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

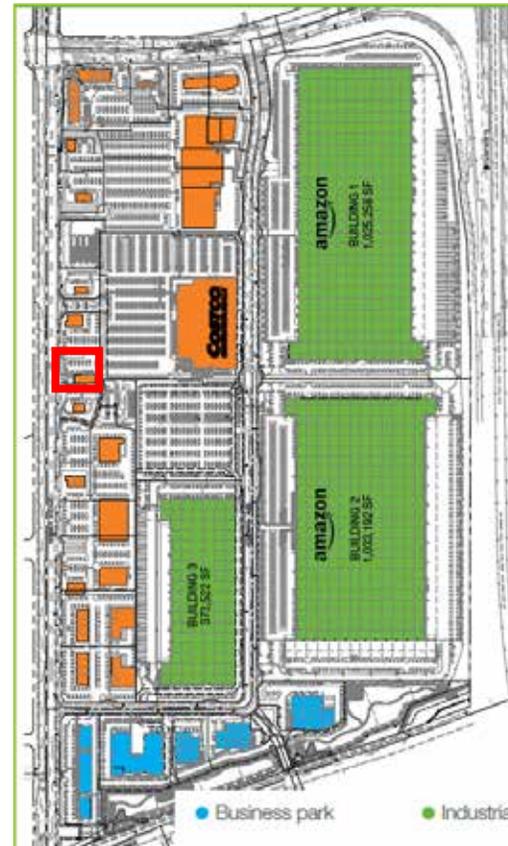
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 27

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

Project Map:



Notes:

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

Current Status:

- Construction plans under review.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 28

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

Project Map:



Current Status:

- Approved by Planning Commission.

Notes:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 29

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

Notes:

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

Project Map:



Status:

- Waiting for formal application.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 30

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

Notes:

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

Project Map:



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

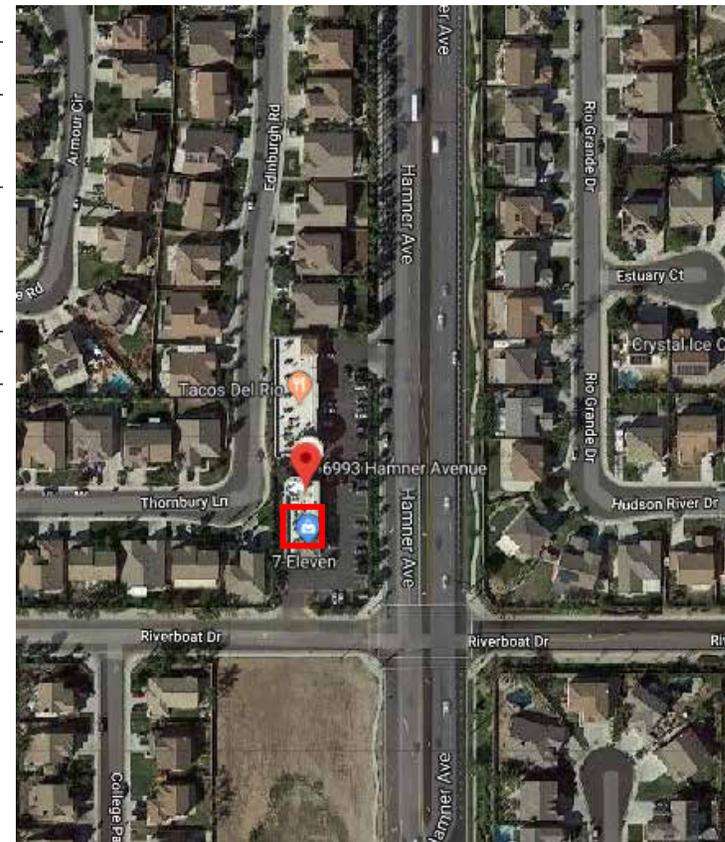
Map ID: 31

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

Notes:

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

Project Map:



Current Status:

- Approved

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

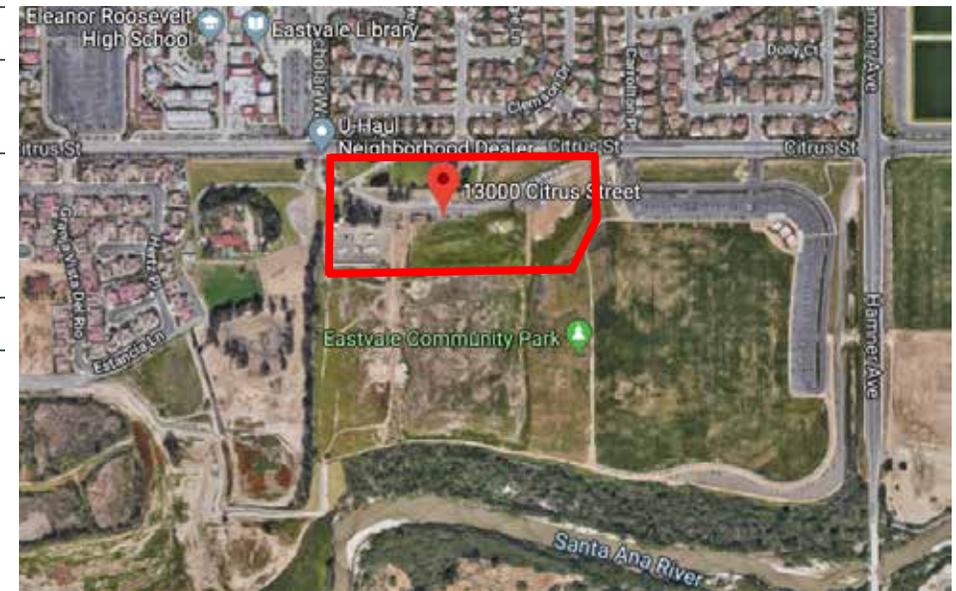
Map ID: 32

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

Notes:

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

Project Map:



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 33

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

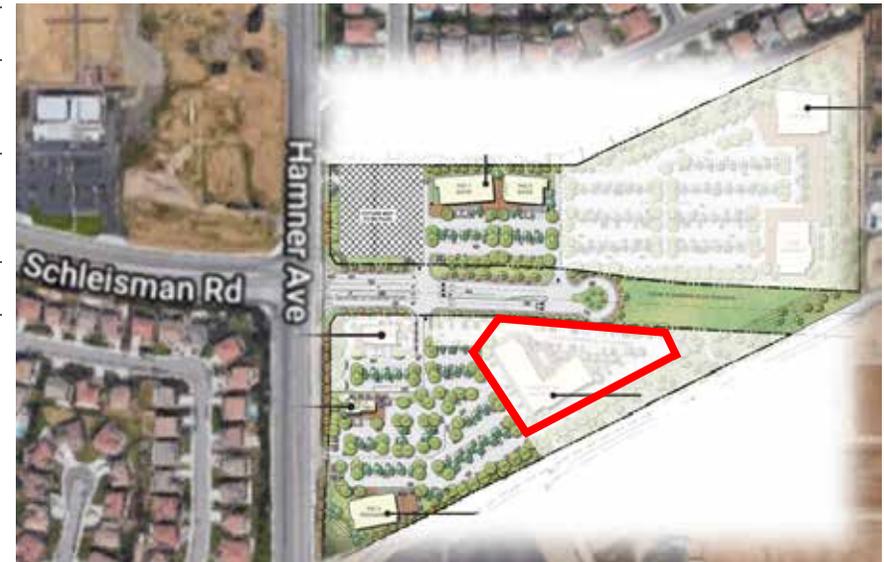
Notes:

- Received application on June 6, 2019.

See the following project for more information:

- Map ID #11 : PLN17-20015: Hamner Place (former Polopolus Property)

Project Map:



Current Status:

- Approved by Planning Commission on June 19, 2019.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 34

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

Notes:

- Received application on June 25, 2019.
- Submittal received July 2, 2019; routed to other departments for review.
- Request for proposal of an Environment Impact Report (EIR) sent on July 3, 2019. Proposals due on July 24, 2019.

Project Map:



Current Status

- Under Review

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 35

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

Project Map:



Current Status:

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

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

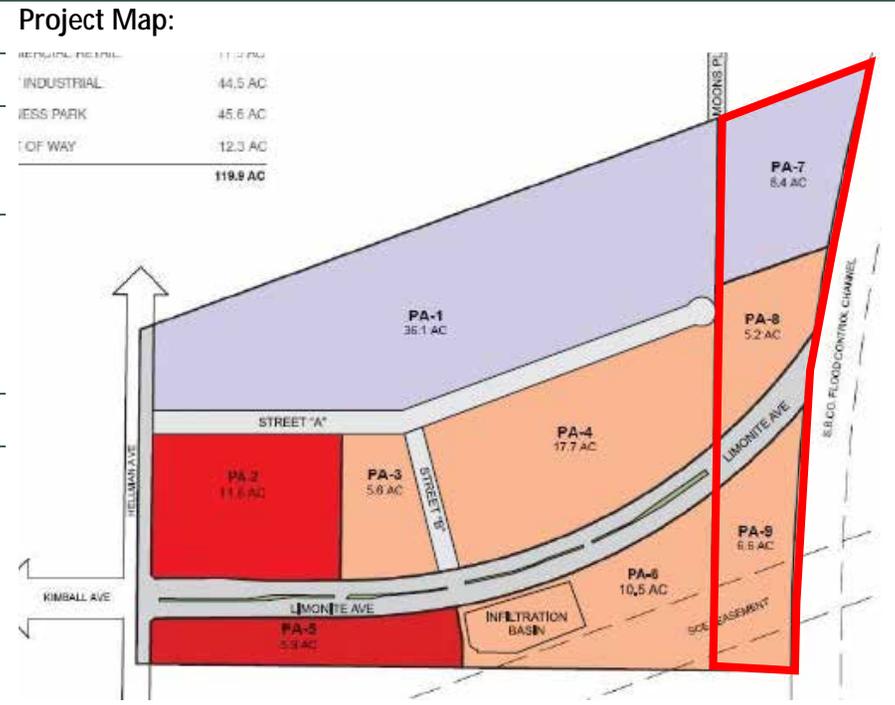
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 36

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

- Notes:**
- Received application on September 3, 2019.
 - Routed to other departments for review.



Current Status:

§ Incompleteness letter provided to applicant on October 8, 2019

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 37

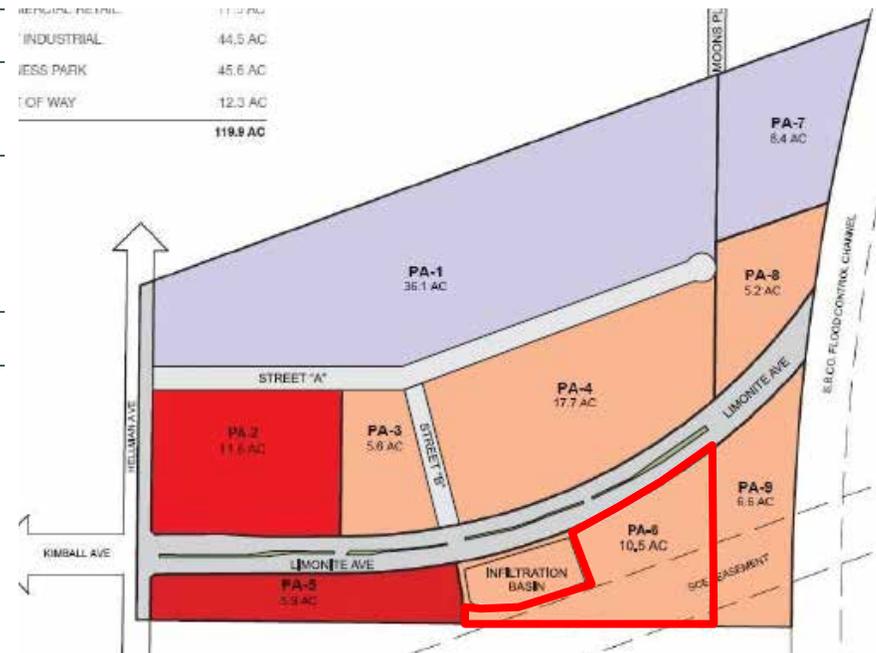
Project:	The Ranch by Summit Development (Parcel 14) Pre-Application
Project No.	PLN19-20035
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 6); (Assessor's Parcel Number: 144-010-058)
Project Description:	<ul style="list-style-type: none"> A Pre-Application for a 61,000 square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

Notes:

- Received application on September 12, 2019.
- Routed to other departments for review.

Project Map:

RESIDENTIAL DEVELOPMENT	11.0 AC
INDUSTRIAL	44.5 AC
LESS PARK	45.6 AC
TOF WAY	12.0 AC
TOTAL	119.8 AC



Current Status:

§ Comments provided to applicant 10/17/19

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

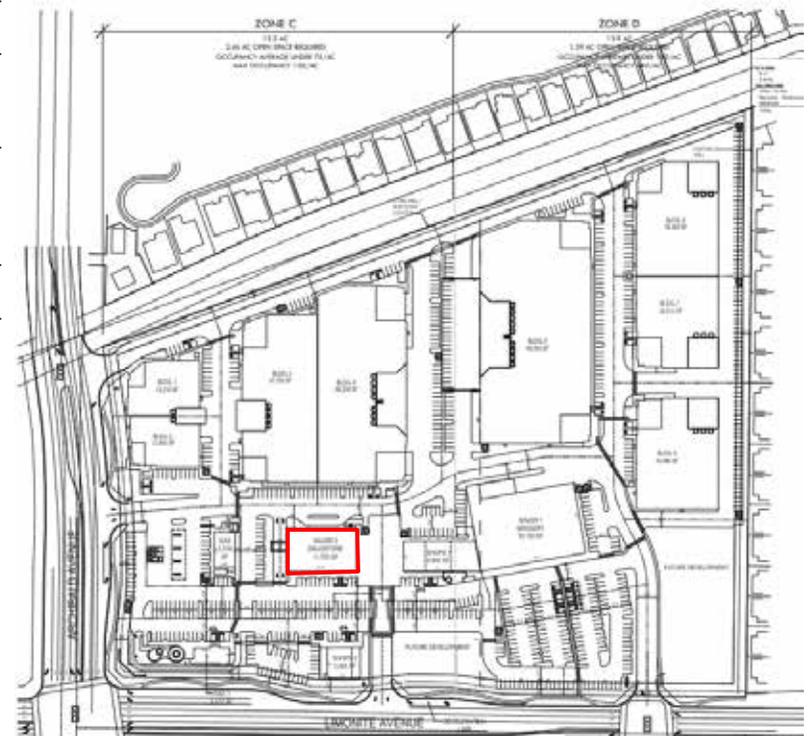
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 38

Project:	The Merge Retail (Major 2) Minor Development Review
Project No.	PLN19-20041
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	<ul style="list-style-type: none">Minor Development Review to replace the previously approved pharmacy with a drive through to two (2) retail buildings.
Planner:	Aaron Lobliner
Notes:	<ul style="list-style-type: none">Received application on October 28, 2019.

Project Map:



Current Status:

Application has been deemed incomplete on December 23, 2019

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

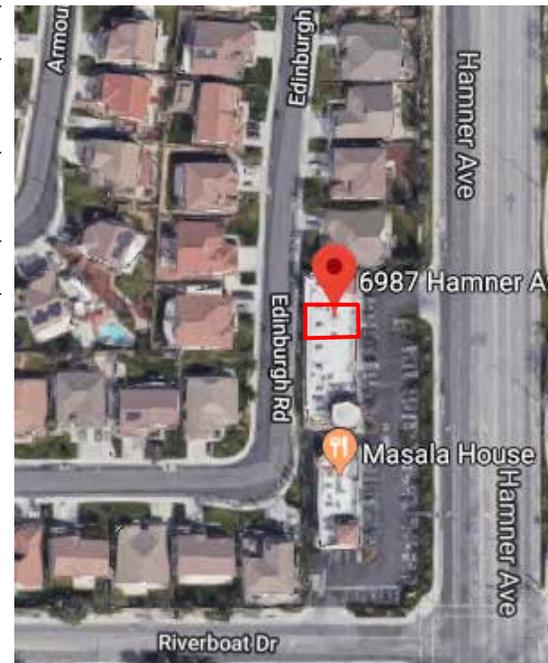
Map ID: 39

Project:	Jono's Simple Japanese Alcohol CUP
Project No.	PLN19-20041
Project Location:	6987 Hamner Ave Suite #7 (NWC of Riverboat Dr. and Hamner Ave.) ; (Assessor's Parcel Number: 164- 520-017)
Project Description:	▪ Conditional Use Permit for alcohol sales at Jono's Simple Japanese Food for on-site consumption.
Planner:	Allen Lim

Notes:

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

Project Map:



Current Status:

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

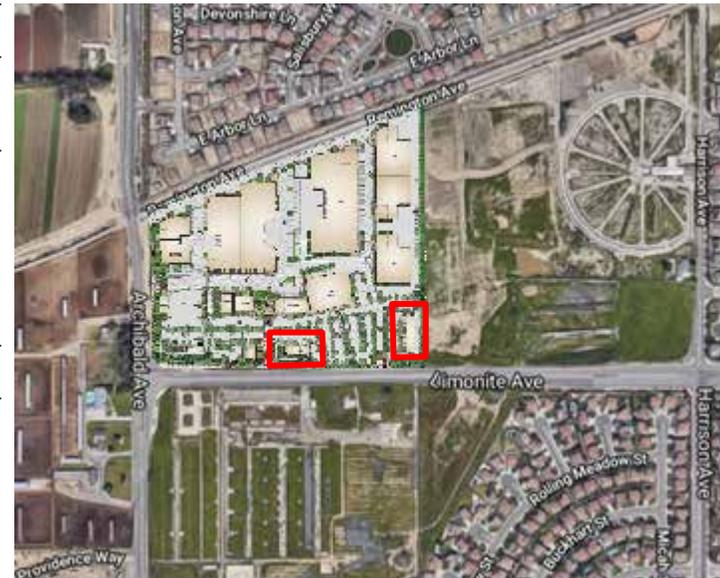
Map ID: 40

Project:	The Merge Retail Major Development Review (DR) Pad 2 and Shops 4
Project No.:	PLN19-20049
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	Major Development Review for the addition of two new buildings with drive-throughs in areas which were originally proposed as graded pads. Pad 2 with drive-through is estimated to be 4,500 square feet and Shops 4 with drive-through is estimated to be 10,500 square feet.
Planner:	Gina Gibson-Williams/Aaron Lobliner

Notes:

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

Project Map:



Current Status:

- Resubmittal received on December 3, 2019
- Resubmittal has been deemed incomplete on December 20, 2019.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

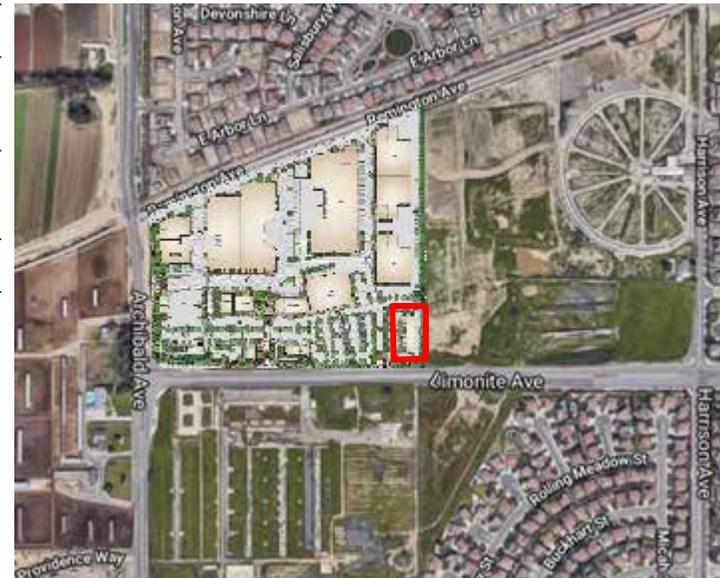
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 41

Project:	The Merge Retail Shops 4 Drive-Through CUP
Project No.:	PLN19-20050
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	▪ Conditional Use Permit for the operation of a Drive-Through at Shops 4 of the Merge.
Planner:	Gina Gibson-Williams/Aaron Lobliner
Notes:	▪ Received application on November 7, 2019. ▪ Application has been deemed incomplete November 7, 2019

Project Map:



Current Status:

- Resubmittal received on December 3, 2019
- Resubmittal has been deemed incomplete on December 20, 2019.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 42

Project: The Merge Retail Pad 2 Drive-Through CUP

Project No.: PLN19-20051

Project Location: Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)

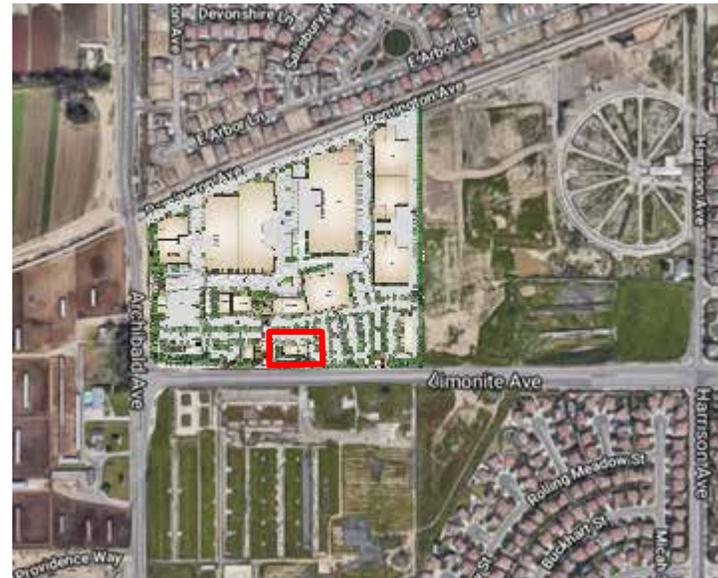
Project Description: Conditional Use Permit for the operation of a Drive-Through at Pad 2 of the Merge retail.

Planner: Gina Gibson-Williams/Aaron Lobliner

Notes:

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

Project Map:



Current Status:

- Resubmittal received on December 3, 2019
- Resubmittal has been deemed incomplete on December 20, 2019.

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 43

Project: Tony's Chophouse and Retail Suites at Hamner Place – Major Development Review (DR)

Project No.: PLN19-20053

Project Location: Southeast corner of Hamner Avenue and Schleisman Road; (Accessor's Parcel Number: 152-060-003)

Project Description: Major Development Review for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.

Planner: Gina Gibson-Williams

Notes:

- Received application on November 21, 2019

Project Map:



Current Status:

- § Planning Commission consideration and approval on December 18, 2019

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

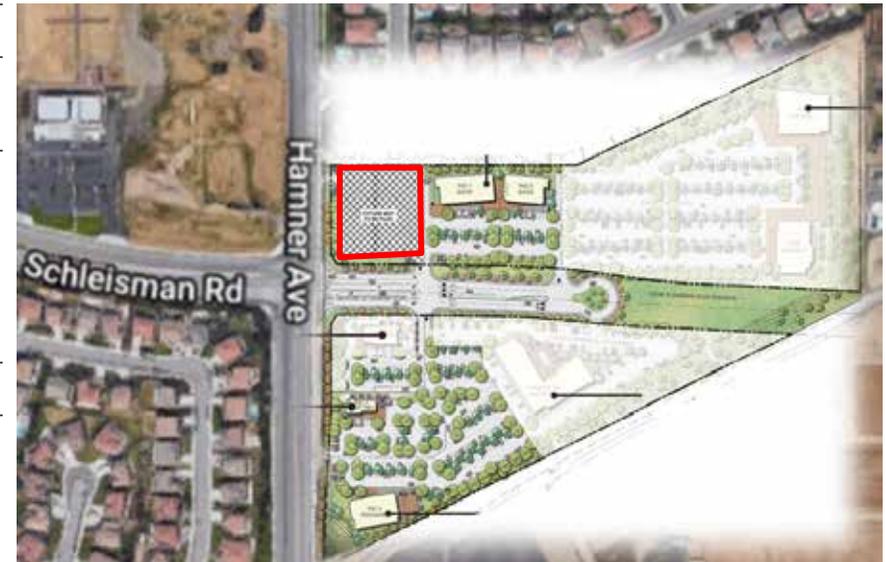
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 44

Project:	Appeal for Chevron Gas Station (Hamner Place) DR & CUP
Project No.:	PLN19-20055
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd.; (Assessor's Parcel Number: 152-060-003)
Project Description:	<ul style="list-style-type: none">Appeal Planning Commission's denial for the Major Development Review for a new Chevron gas station with a 3,018 square-foot convenience store, 3,472 square-foot canopy and a Conditional Use Permit, to allow the sales of beer and wine for off-site consumption (See Map ID: 22)
Planner:	Aaron Lobliner
Notes:	<ul style="list-style-type: none">Received application on November 26, 2019

Project Map:



Current Status:

§ Scheduled for City Council consideration on January 8, 2020

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

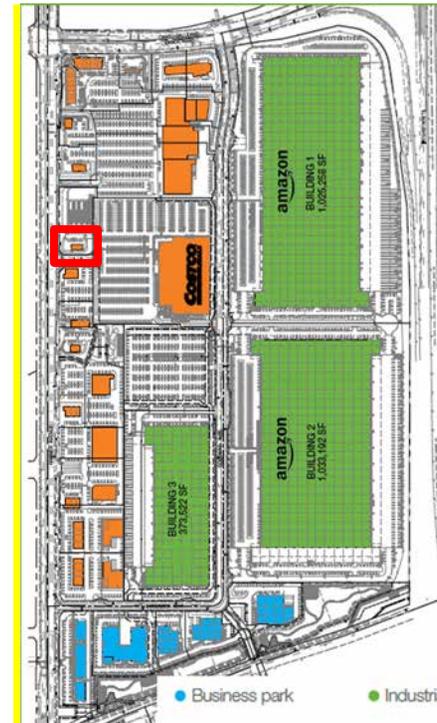
January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 45

Project:	Goodman Commerce Center CR-8 Altura Credit Union - Major Development Review (DR)
Project No.:	PLN19-20063
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel 10 of Parcel Map 37208; (Assessor's Parcel Number: 160-051-027)
Project Description:	Major Development Review for the development of a Credit Union Bank (CR-8) totaling approximately 5,000 square feet
Planner:	Gina Gibson-Williams/Aaron Lobliner
Notes:	<ul style="list-style-type: none">Received application on December 12, 2019

Project Map:



Current Status:

- § Routed for department review on December 23, 2019
- § Awaiting department comments to be returned to Planning

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

EASTVALE PLANNING: MAJOR PROJECTS SUMMARY

January 15, 2020

Highlighted Text = Updated Information¹

Map ID: 46

Project: Goodman Commerce Center CR-6 Meet Fresh – Major Development Review (DR)

Project No.: PLN19-20064

Project Location: Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel “A” of Lot Line Adjustment 2018-001; (Assessor’s Parcel Number: 160-051-030)

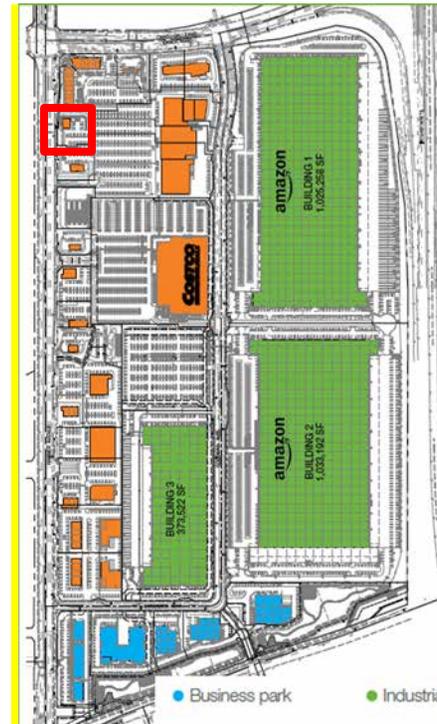
Project Description: Major Development Review for the development of a multi-tenant retail building (CR-6) totaling approximately 4,800 square feet

Planner: Gina Gibson-Williams/Aaron Lobliner

Notes:

- Received application on December 12, 2019

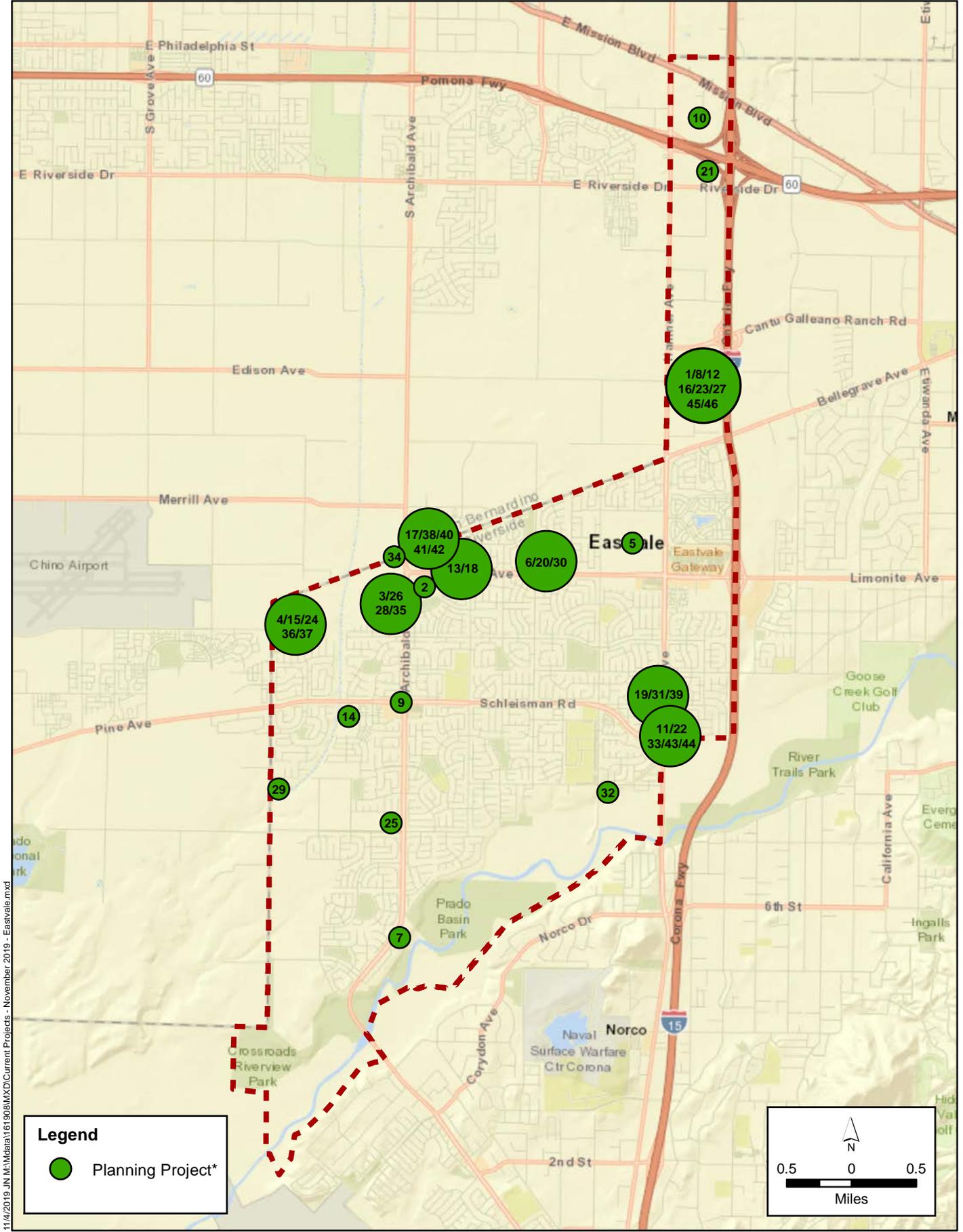
Project Map:



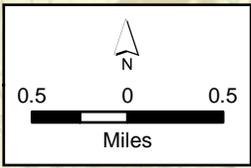
Current Status:

- § Routed for department review on December 23, 2019
- § Awaiting department comments to be returned to Planning

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



Legend
 Planning Project*



11/4/2019 JN.M:\Mdaav\161908\MXD\Current Projects - November 2019 - Eastvale.mxd



AGENDA STAFF REPORT

Planning Commission Meeting

Public Hearing

Agenda Item No. 9.1

January 15, 2020

Project No. 19-20052 –Extension to Tentative Tract Map No. 35061, Southeast corner of Archibald and Limonite

Prepared By: Gina Gibson-Williams, Community Development Director

Recommended Action(s)

Staff recommends that the Planning Commission approve the extension to Tentative Tract Map No. 35061. Subject to conditions of approval.

Summary

The applicant, Walmart Real Estate, is requesting approval of an extension of Tentative Tract Map No. 35061 (TTM 35061). The project site consists of 24.8 acres located at the southeast corner of Limonite and Archibald Avenues. Any revisions to the approved land use and permitted development will be reviewed and approved separately. General condition #11 requires that public improvements be completed to the satisfaction of the City Engineer. Accordingly staff is adding conditions of approval clarifying the scope of the improvements in adherence to this requirement, and to ensure public improvements are consistent with adjacent developments. The project parcel is identified as Assessor's Parcel Number 144-030-039.

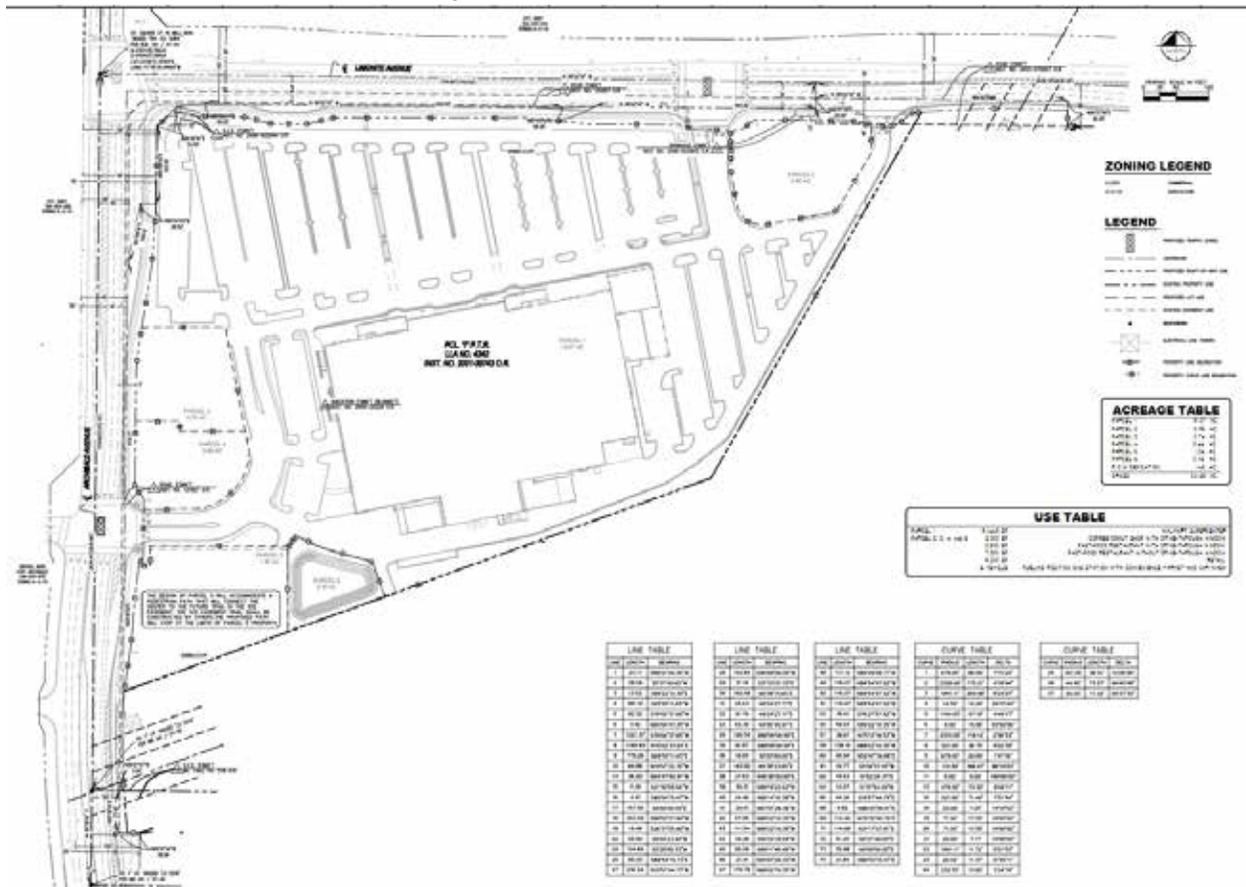
Figure 1: Project Site Location



Background

The applicant originally submitted TTM 35601 to subdivide the site into six parcels, five of which would be developable and one lot would be used as a detention basin, as part of the original entitlements for the Eastvale Crossings project. The Planning Commission reviewed and recommended approval of the project on March 15, 2017, and the City Council approved the project on April 12, 2017. Pursuant to Section 130.12.240 of the Eastvale Municipal Code, Tentative Tract Maps expire three years after the date upon which they are approved. Accordingly, the current approval of TTM 35061 expires on April 12, 2017. Should the Planning Commission grant the extension, the map would expire on April 12, 2021.

Figure 2: Tentative Parcel Map



General Plan Consistency

The existing General Plan Land Use Designation for the site is Commercial Retail. Commercial Retail allows for the development of a wide variety of commercial and retail related uses, including shopping, dining, entertainment, and services. Future development and land uses would be required to comply with the City General Plan and Municipal Code and will be reviewed and approved separately.

Zoning Code Compliance

The existing zoning on the project site is General Commercial (C-1/C-P).

The proposed subdivision meets the requirements of the Development Standards in the City of Eastvale Zoning Code, including minimum lot size and minimum lot width. Future development will be subject to review and approval by the Planning Commission.

Environmental Review

An Environmental Impact Report (EIR) was certified by the City for development of the project site, and the TTM extension is consistent with the original analysis and further documentation for the purposes of the California Environmental Quality Act is not required.

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

Create value-added development

Fiscal Impact

The TTM extension does change the current conditions of approval. The conditions of approval require that a Subdivision Improvement Agreement be completed and signed prior to Map recordation which requires all public improvements to be installed.

Prior City Council/Commission Action

PLN 12-0051- TTM 35061 to subdivide the project site into six parcels, in conjunction with a Major Development Review (MDR), Change of Zone(CZ), General Plan Amendment(GPA), Variance(Var), and four Conditional Use Permits (CUPs) for the development of the Eastvale Crossings Shopping Center. The Center would consist of a 192,000 s.f. Walmart, 4,200 s.f. gas station and convenience store, 18,400 s.f. of retail space, and 3,500 s.f. of fast food restaurant space. The Planning Commission reviewed and recommended approval on March 15, 2017, and the City Council approved the project on April 12, 2017

Attachment(s)

1. Resolution and Conditions of Approval
2. Tentative Tract Map

RESOLUTION NO. 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING A ONE YEAR TIME EXTENSION TO TENTATIVE TRACT MAP NO. 35601 TO SUBDIVIDE A 24.78-ACRE PARCEL OF LAND INTO SIX (6) PARCELS ON REAL PROPERTY AT THE SOUTHEAST CORNER OF LIMONITE AVENUE AND ARCHIBALD AVENUE, ASSESSOR'S PARCEL NUMBERS 144-030-039.

WHEREAS, the applicant, Walmart Real Estate business trust, filed an application for Tentative Tract Map No. 35601 as part of Project No. PLN12-0051, to subdivide the 24.78-acres of land into six (6) parcels (Project No. PLN12-0051) for the real property located at the northeast corner of Limonite Avenue and Archibald Avenue, Assessor's Parcel Number 164-010-019; and

WHEREAS, the City determined Project No. PLN12-0051 required the preparation of an Environmental Impact Report (EIR) for compliance with the provisions of CEQA; and

WHEREAS, on March 15, 2017, the Planning Commission conducted a duly noticed public hearing, at which time it received public testimony concerning the proposed project and EIR (SCH No. 2015011020), and recommended approval of Project No. PLN12-0051 to the City Council; and

WHEREAS, in accordance with state law, on March 5, 2017, the City of Eastvale City Clerk's Office published a legal notice in compliance with state law concerning Project No. PLN12-0051 and consideration of the EIR (SCH No. 2015011020) in the Press-Enterprise, a local newspaper of general circulation, regarding the City Council public hearing of April 12, 2017. In addition, on March 2, 2017, a public hearing notice was mailed to each property owner within a 1,000-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting for proposed Project No. PLN12-0051; and

WHEREAS, on April 12, 2017, the City Council conducted a duly noticed public hearing, at which time it received public testimony concerning Project No. PLN12-0051 and EIR (SCH No. 2015011020), certified the EIR (SCH No. 2015011020), adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the project, approved a General Plan Amendment to change the land use designation of the project site area from Light Industrial (LI) to Commercial Retail (CR), approved a Change of Zone for the easterly portion of the site from Manufacturing-Service Commercial (M-SC) to General Commercial (C1/C-P), approved Major Development Review for the development of the Eastvale Crossings Shopping Center and a Variance from the parking lot landscaping and shading requirements of the Zoning Code, and considered the proposed Tentative Parcel Map No. 35061 to subdivide the 24.78-acres of land into six (6) parcels for commercial retail uses located at the southeast corner of Limonite Avenue and Archibald Avenue.

WHEREAS, on January 15, 2020, the Planning Commission conducted a hearing, to hear Walmart Real Estate Business Trust (the applicant) request to extend Tentative Tract Map No. 35601.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER 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: When the City Council certified the Environmental Impact Report as part of PLN12-0051, the environmental impacts of the proposed project were analyzed. The proposed request is for a time extension, and does not exceed the scope of the impacts that were previously analyzed.

SECTION 2. FINDINGS FOR TENTATIVE TRACT MAP NO. 35601

Pursuant to Eastvale Subdivision Ordinance No. 460, the Planning Commission makes the following findings pertaining to the amendment of Tentative Parcel Map 37649:

Finding 1: Tentative Tract Map No. 35601 is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: Tentative Tract Map No. 35601 is a land division to subdivide a 24.78 acre parcel into six parcels to facilitate future commercial development.

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The amendment to Tentative Tract Map No. 35601 does not include a proposed site design, as the design was previously approved by the Planning Commission and City Council. The Tract Map is limited to the subdivision of the lots and any requisite improvements. Any future development that may occur on the project site would be required to be designed to meet all City standards applicable to commercial development, including providing satisfactory pedestrian and vehicular circulation, emergency vehicle access and on- and off-site public improvements.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: On-site topography is generally flat without significant slopes and consists of approximately 24.78-acres of undeveloped land. All future development would be required to undergo analysis by the City, and would be required to meet City design standards.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The proposed project was originally approved with an Environmental Impact Report(EIR). The EIR analyzed potential environmental impacts in accordance with the California Environmental Quality Act (CEQA), and a Mitigation and Monitoring program was prepared for the project accordingly. As such, potential impacts to the environment or fish or wildlife will be monitored and mitigated accordingly.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance. Accordingly, the subdivision and improvements will comply with all applicable local, state, and federal laws to ensure the public's general health, safety, and welfare.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The project site includes a number of easements for Southern California Edison, Riverside County Flood Control, Sewer, and access. The City Engineer has reviewed the subdivision map, as well as conferred with the relevant agencies holding said easements. As such, the requested map amendment would not conflict with any access through or use of the property.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. Future development would be required to make a payment for the MSHCP Mitigation Fee.

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's office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk of the City of Eastvale.

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 4 above, the Planning Commission of the City of Eastvale hereby take the following actions:

1. Approves a one year time extension to Tentative Tract Map No. 35601, subject to the conditions of approval attached hereto as Exhibit A; and
2. Directs the Community Development Director to file a Notice of Exemption with the County of Riverside Clerk Office within five (5) days of the approval date.

PASSED, APPROVED AND ADOPTED this 15th day of January, 2020.

Josh Lee
Chair

APPROVED AS TO FORM:

ATTEST:

Chad Herrington
Assistant City Attorney

Jessica Cooper, CMC
Deputy City Clerk

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

I, Jessica Cooper, Deputy City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 20-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 15th day of January 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jessica Cooper, CMC
Deputy City Clerk

CONDITIONS OF APPROVAL
Project No. 19-20052: Time extension of Tentative Tract Map No. 35061 Tentative Tract Map No. 35061 to subdivide an approximately 24.78-acre site into six parcels (five commercial parcels and one water detention basin parcel) located at the southeast corner of Limonite Avenue and Archibald Avenue.
Assessor’s Parcel Numbers: 144-030-039
Planning Commission Review Date: January 15, 2020

	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions			
1. The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr/> Applicant Signature Date <hr/> Print Name Date	Prior to Recordation of Final Map	Planning Department	
2. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers,	Prior to Recordation of Final Map	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>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, whether such Actions are brought under the California Environmental Quality Act (CEQA), 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. The project shall be developed in accordance with the approved Tentative Tract Map and Major Development Review, including the approved site plan, architectural elevations, conceptual landscape plan, and interim and ultimate improvements on Archibald Avenue and Limonite Avenue as shown on Sheets C-3A-Site Plan, C-3B-Interim Design, and C-3C-Ultimate Design, unless revised by these Conditions of Approval. The applicant may request modifications or revisions to the approved project as provided in the Eastvale Zoning Code.</p>	<p>Ongoing</p>	<p>Public Works and Planning Departments</p>	
<p>4. Any approval shall not be final until and unless the applicant’s deposit account has a balance of at least \$10,000 at the time that the applicant signs these conditions of approval (per Condition No. 1) to</p>	<p>Ongoing</p>	<p>Public Works and Planning Departments</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the City of Eastvale and include Project No. PLN19-20052 on the check.</p>			
<p>5. This approval shall expire on April 12, 2021.</p>			
Prior to Recordation of Final Parcel Map			
<p>6. The applicant shall submit a proposed final tract map and all supporting documents to Public Works for review and approval.</p>	<p>Prior to map recordation</p>	<p>Public Works Department</p>	
<p>7. The development shall be annexed into all applicable City of Eastvale owned and -administered Community Facilities Districts and/or Landscaping Maintenance Districts for traffic signals, street lighting, and landscape maintenance, limited to the raised landscape median, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.</p>	<p>Prior to map recordation</p>	<p>Public Works Department</p>	
<p>8. The applicant shall enter into a Subdivision Improvement Agreement with the City, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval, as included in the conditions of approval for Major Development Review 12-0051 and as illustrated on the proposed off-site interim and ultimate conditions plans (Sheets C-3A-Site Plan, C-3B Interim Design, and C-3C-Ultimate Design).</p>	<p>Prior to map recordation</p>	<p>Public Works Department</p>	
<p>9. The applicant shall submit to the City Engineer for review and approval the Covenants, Conditions and Restrictions (CC&Rs) and/or a Property Owners Association document to maintain and</p>	<p>Prior to map recordation</p>	<p>Public Works Department</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
operate common areas and/or facilities including but not limited to water quality basins.			
<p>10. Show on the Final Map dedication of the rights-of-way for, and design Archibald Avenue and Limonite Avenue, as listed below, in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, to the satisfaction of the City Engineer, and in coordination with the adjacent agencies as applicable.</p> <p>A. Limonite Avenue: From Archibald Avenue to east of Southern California Edison (SCE) easement</p> <p>B. Archibald Avenue: From Limonite Avenue to south of SCE easement</p>	Prior to map recordation	Public Works Department	
<p>11. The applicant shall provide a copy of a reciprocal access agreement and documentation showing the responsible entity for maintaining the parking areas (including landscaping) in the shopping center, and maintaining the landscaped areas along the Limonite Avenue and Archibald frontages, including the frontage of the SCE easement on these roadways, to the City Engineer for review and approval.</p>	Prior to map recordation	Public Works Department	
<p>12. The applicant shall provide will-serve letters from all utility agencies.</p>	Prior to map recordation	Public Works Department	
<p>13. Various blanket and specific transportation and/or water easements that are no longer in use are to be quitclaimed/abandoned on the final map.</p>	Prior to map recordation	Public Works Department	
<p>14. The applicant shall record appropriate easement(s) and agreement(s) for the construction and maintenance of water quality to meet the Storm Water Permit/Water Quality Management Plan Requirements.</p>	Prior to map recordation	Public Works Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
15.	Provide plans (landscape, grading, etc.) showing a multipurpose trail fronting the property per the City Standard Drawings. Street can be narrower (3-11' lanes since there will be no Class II bike lanes) and the pathway can be included in an easement as was done for the Merge and the Homestead projects.	Prior to map recordation	Public Works Department	
16.	Utilize 11-foot drive lanes for the street width – three lanes on Archibald Ave and Limonite Ave.	Prior to map recordation	Public Works Department	
17.	The intersection of Archibald Ave and Limonite Ave. will need to be designed for 2040 traffic with Limonite Avenue assumed to be 4 lanes west of Limonite Avenue. This could require median, two 10' left turns, three 11' through lanes and one right turn lane depending upon the traffic analysis.	Prior to map recordation	Public Works Department	
18.	Underground all distribution utilities fronting the property.	Prior to map recordation	Public Works Department	
19.	Install conduit for fiber optic along property frontage per City Standards.	Prior to map recordation	Public Works Department	
20.	Upgrade traffic signals within 100' of the property to provide synchronization.	Prior to map recordation	Public Works Department	
21.	Install License Plate Reader Cameras to tie-into the existing City-wide system at each traffic signal serving the property.	Prior to map recordation	Public Works Department	
22.	Install PTZ cameras at each intersection to monitor traffic.	Prior to map recordation	Public Works Department	
23.	Include assessment of traffic signal synchronization, LPR and cameras in the CFD or LMD for ongoing maintenance.	Prior to map recordation	Public Works Department	
24.	Provide on project plans (grading, site plan, etc.) designs for onsite roundabouts at major intersections for safest pedestrian/vehicular circulation.	Prior to map recordation	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
25.	Provide safe, functional pedestrian pathways throughout the site.	Prior to map recordation	Public Works Department	

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant’s information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
2. Submit a final parcel map and all supporting documents for review and approval to the satisfaction of the City Engineer and Public Works Department.
3. Applicants are responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
4. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

TENTATIVE TRACT MAP NO. 35061

OCTOBER 2014 (REVISED FEBRUARY 2017)

ASSESSMENTS/PARCEL NUMBER

144-88-03
LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, UNINCORPORATED AREA, AND DESCRIBED AS FOLLOWS:

PARCELS 1 (144-88-03)
 REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

(1) THENCE NORTH 17°51'42" EAST 164.16 FEET;
 (2) THENCE SOUTH 89°50'48" EAST 54.91 FEET;
 (3) THENCE NORTH 89°50'48" EAST 143.68 FEET;
 (4) THENCE NORTH 89°51'11" EAST 54.91 FEET;
 (5) THENCE NORTH 89°50'48" EAST 54.91 FEET;
 (6) THENCE SOUTH 89°50'48" EAST 54.91 FEET;
 THENCE CONTAINING ALONG THE SOUTH LINE OF LARGOITE AND/OR NORTH 87°24'48" EAST 54.91 FEET; THENCE SOUTH 89°50'48" EAST 48.74 FEET; THENCE NORTH 89°50'48" EAST 54.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.88 ACRES, 17 SQUARE FEET OR 24.81 ACRES, MORE OR LESS.

AS MORE PARTICULARLY SHOWN ON RECORDED LOT LINE ADJUSTMENT NO. 13-024, CORRECT '10' MAP.

GENERAL NOTES

ALL EXISTING CONDITIONS THAT ARE INDICATED ON THE ALTA SURVEY HAVE SINCE BEEN DEVELOPED FROM THE TIME THE SURVEY WAS COMPLETED.
 THE PROPOSED PROJECT SITE IS NOT PART OF A SPECIFIC PLAN PER CITY OF EASTVALE.
 IN COMPLIANCE WITH THE CITY'S WATER QUALITY MANAGEMENT PLAN, WATER QUALITY FEATURES HAVE BEEN PROPOSED FOR THE STORM WATER DRAINAGE SYSTEM INCLUDING SWALES, DETENTION BASINS, AND AN INfiltration TRENCH. EACH OF THESE PROPOSED FEATURES HAVE BEEN INDICATED IN THE FOLLOWING PLANS.

GEOLOGIC HAZARDS

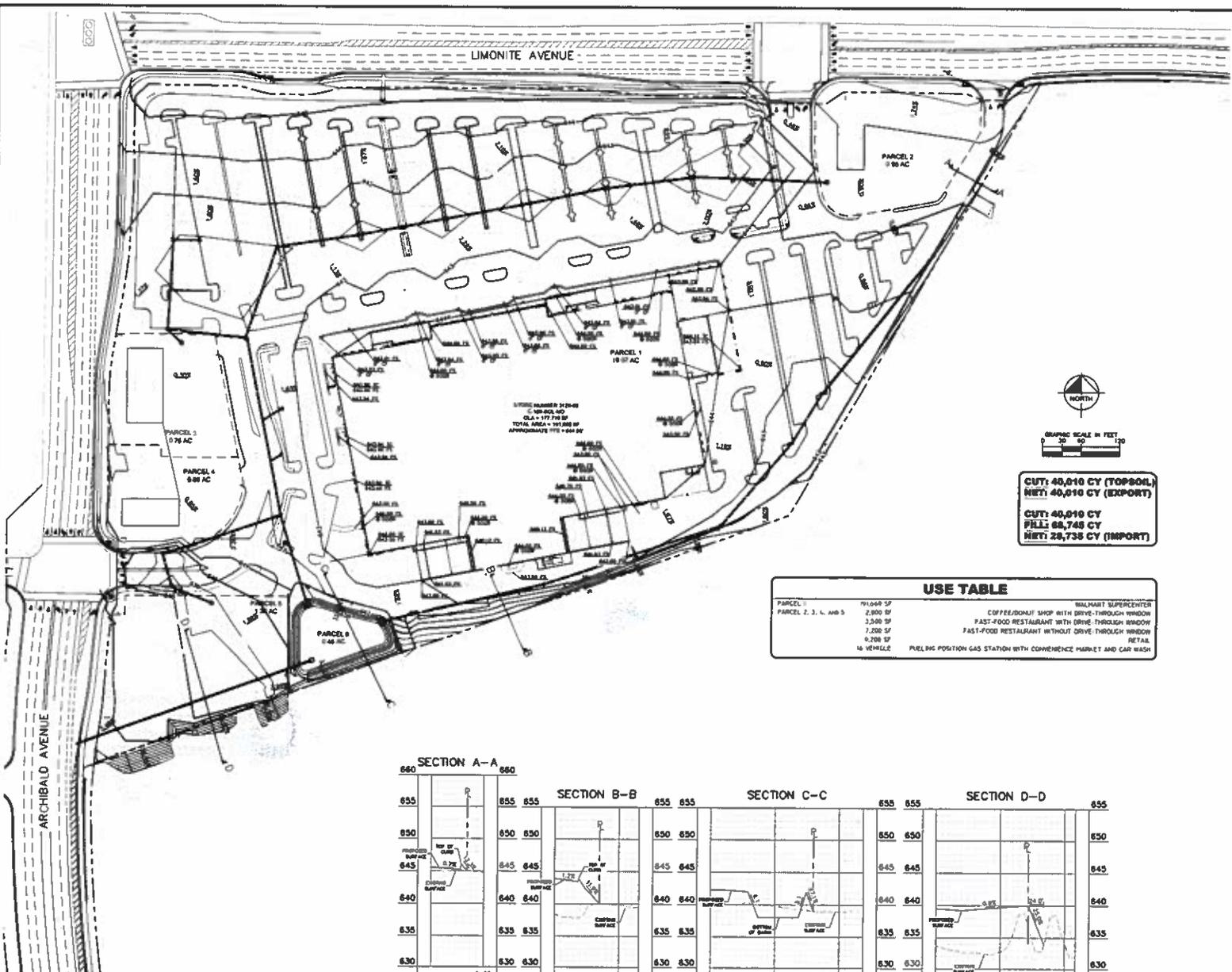
THE PROJECT SITE IS NOT UNDERLAIN BY KNOWN ACTIVE OR POTENTIALLY ACTIVE FAULTS. HOWEVER, THE SITE IS LOCATED IN A SEISMICALLY ACTIVE AREA, AS IS THE MAJORITY OF SOUTHERN CALIFORNIA, AND THE POTENTIAL FOR STRONG GROUND MOTION IS CONSIDERED SIGNIFICANT DURING THE DESIGN LIFE OF THE PROPOSED STRUCTURE.

ACCORDING TO THE SUBMERGED LIGNIFICATION MAP FOR RIVERSIDE COUNTY, THE PROJECT SITE IS AN AREA MARKED AS HAVING HIGH TO VERY HIGH LIGNIFICATION POTENTIAL. HOWEVER, DUE TO DISPERSED NEW CLAYMINE AND HISTORIC WATERS TABLE DATA, THE LIGNIFICATION POTENTIAL IS QUANTITATIVELY LOWER THAN THAT OF THE SURROUNDING AREA. HOWEVER, THEREFORE, THE LIGNIFICATION POTENTIAL FOR THE PROJECT SITE MAY BE SUBJECT TO CHANGE.

EASEMENTS TO REMAIN OR QUITCLAIM PER SEPARATE INSTRUMENT:

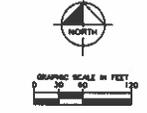
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THEREIN, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 14, 1988 AS INSTRUMENT NO. 114284 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED IN SAID DOCUMENT.
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ALL MATERIALS AND METHODS SHALL BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SYMBOL LEGEND

- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED SPOT GRADE
- PROPOSED GRADE (SLOPE & DIRECTION)
- PROPOSED STORM DRAIN LINE
- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TOP OF CURB ELEVATION
- FINISHED SURFACE ELEVATION
- FACE OF CURB
- PROPERTY LINE

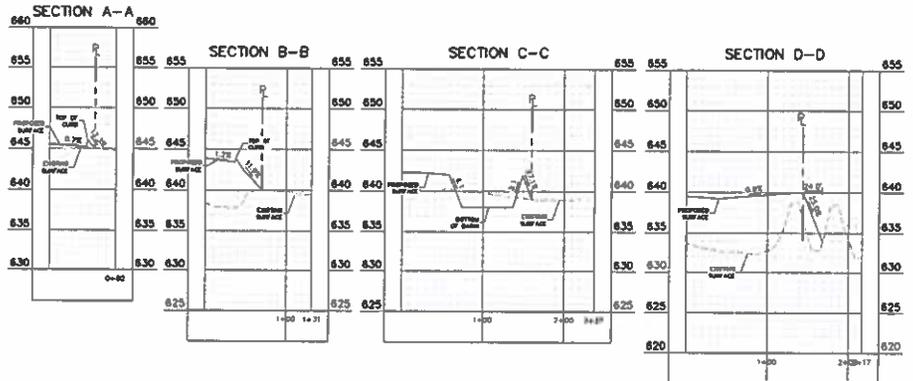


CUT: 40,610 CY (TOPSOIL)
NET: 40,610 CY (EXPORT)
CUT: 40,610 CY
FILL: 88,748 CY
NET: 28,738 CY (IMPORT)

USE TABLE

PARCEL 1	79,049 SF	WALMART SUPERCENTER
PARCEL 2, 3, 4, AND 5	2,900 SF	COFFEE/DONUT SHOP WITH DRIVE-THROUGH WINDOW
	2,200 SF	FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW
	7,200 SF	FAST-FOOD RESTAURANT WITHOUT DRIVE-THROUGH WINDOW
	6,708 SF	RETAIL
	16 VEHICLE	FUELING POSITION GAS STATION WITH CONVENIENCE MARKET AND CAR WASH

- ### GRADING NOTES
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 - ALL STORM PIPES SHALL BE INSTALLED TO MEET ALL CITY AND STATE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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SEC OF ARCHIBALD AVE AND LIMONITE AVE
 PROPOSED WALMART
 PRELIMINARY GRADING PLAN
 EASTVALE, CA

Kimley-Horn
INCORPORATED
1000 West 10th Street, Suite 200
Corvallis, Oregon 97331 (503) 838-1000

PROJECT No. 08-000000
 SCALE 0.5" = 1' - 0"
 DRAWN BY: LMK
 CHECKED BY: JMC
 DATE: 4/13/2015

NOT FOR CONSTRUCTION

C-4