



CITY OF EASTVALE

Major Projects Summary

September 23, 2020

City of Eastvale Planning Department



CITY OF EASTVALE

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

Planning Department Major Projects Summary
September 23, 2020

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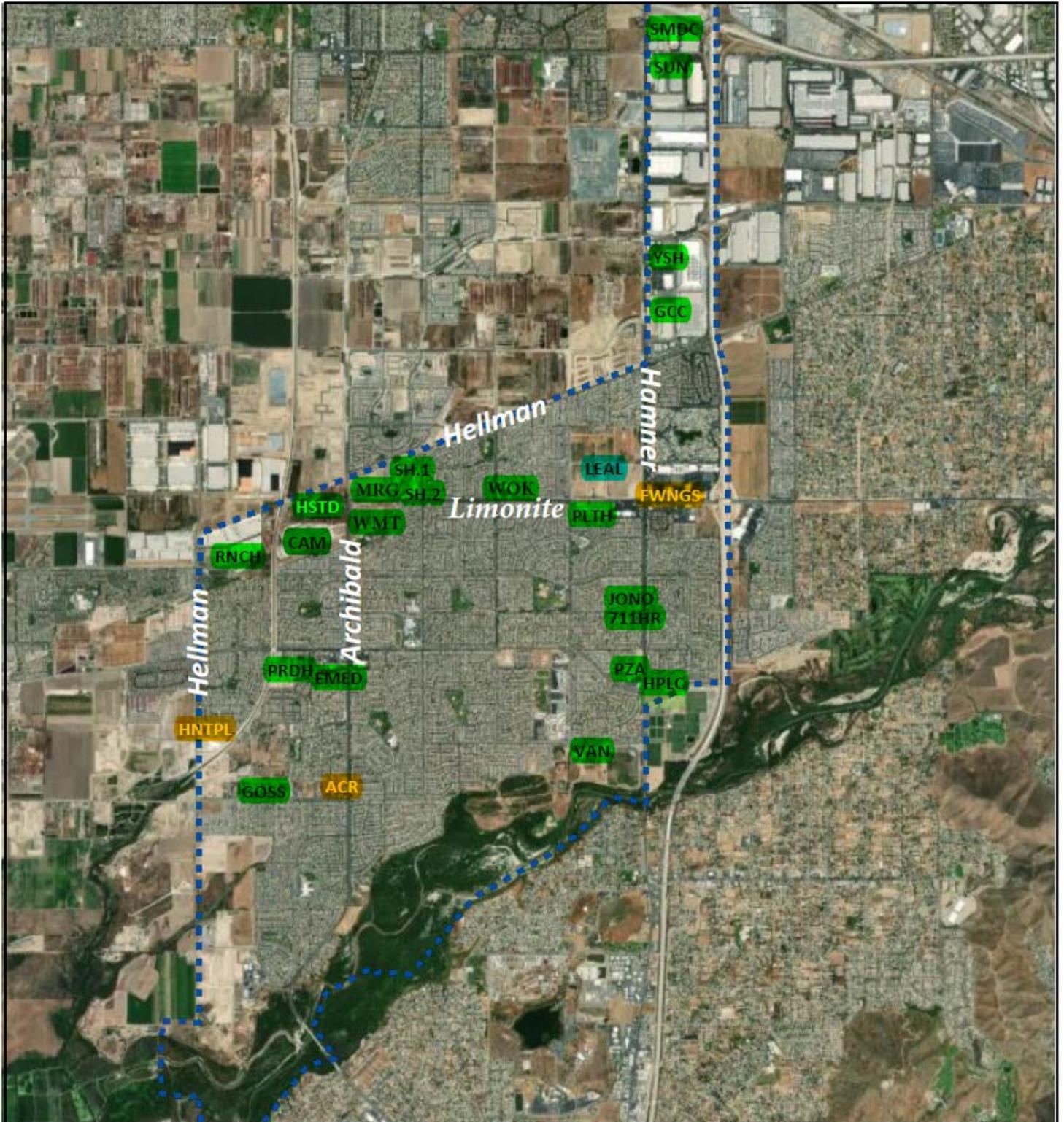
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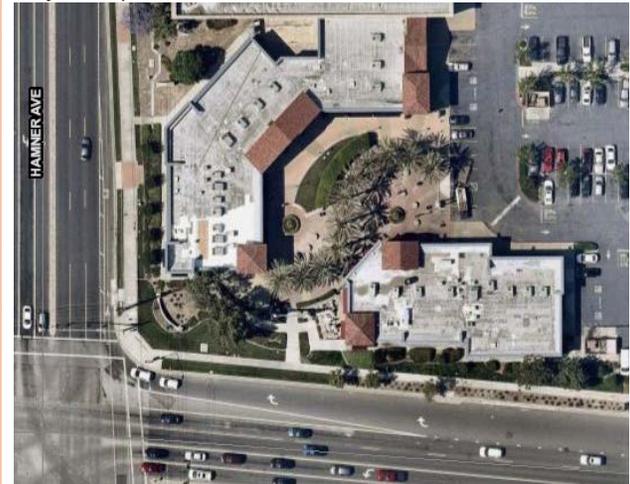


In-Process/Review

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

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

Project Map:



Current Status:

- **Scheduled for Planning Commission on September 16, 2020**

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2. Projects that have been completed for more than one year are removed from this list.
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Archibald and Chandler Retail (MAP ID: ACR)

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

Notes:

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

Project Map:



Current Status:

- Waiting for revised submittal.

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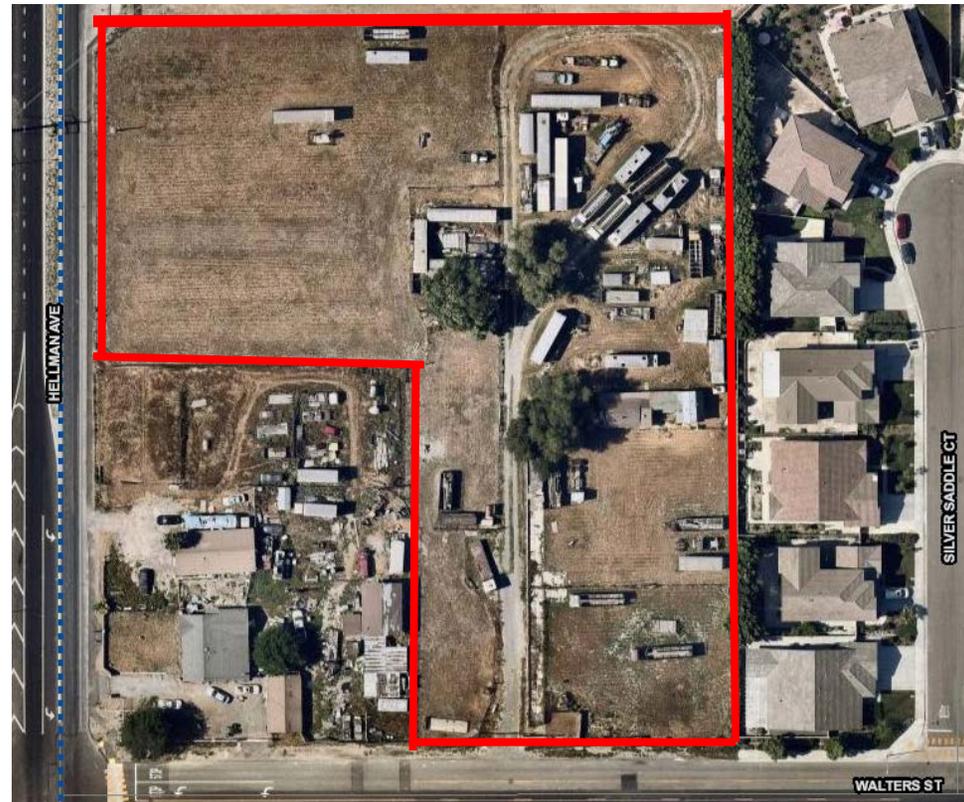
Hindu Temple (MAP ID: HNTPL)

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

Notes:

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

Project Map:



Status:

- Waiting for formal application.

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

Goodman Commerce Center (MAP ID: GCC)

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

Notes:

- Approved by City Council on November 12, 2014
- See the following projects for more recent activity at the Goodman Commerce Center Development:
 - Project No. PLN17-20033: Retail Building CR-3 – Starbucks & other tenants (GCC.1)
 - Project No. PLN18-20014: Retail Building CR-12 – Quick Quack Carwash (GCC.2)
 - Project No. PLN18-20042: Retail Building CR-11 – Multi-Tenant (GCC.3)
 - Project No. PLN19-20006: Retail Building CR-10- Chick-fil-A (GCC.4)
 - Project No. PLN 19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
 - Project No. PLN 19-20064 Retail Building CR-6 – Meet Fresh (GCC.6)

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

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Planning Department Major Projects Summary
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Retail Unit CR-12 (GCC.1)

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

Notes:

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



Project Map:



Current Status:

- Quick Quack Car Wash is completed and in operation

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Retail Unit CR-3/SBUX (GCC.2)

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

Notes:

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



Project Map:



Current Status:

- Reviewing Tenant Improvements Plans for other units.

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Multi-Tenant Unit CR-11 (GCC.3)

Project:	Goodman Commerce Center CR-11 – Multi-Tenant Building
Project No.	PLN18-20042
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way, Parcel 10 of Parcel Map 37208; (Assessor’s Parcel Number 160-020-078)
Project Description:	Major Development Review for a new 6,000 square-foot multi-tenant retail building on a 37,250 square-foot site.
Planner:	Allen Lim

Notes:

- 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.

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Chick-fil-A (GCC.4)

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

Notes:

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

Project Map:



Current Status:

-

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Altura Credit Union D.R (GCC.5)

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

Notes:

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

Project Map:



Current Status:

- Awaiting grading and building submittal

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

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"The Station" (GCC.7)

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

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

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The Campus (MAP ID: CAM)

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

Notes:

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

Project Map:



Current Status:

- Approved

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

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

Notes:

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

Project Map:



Current Status:

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

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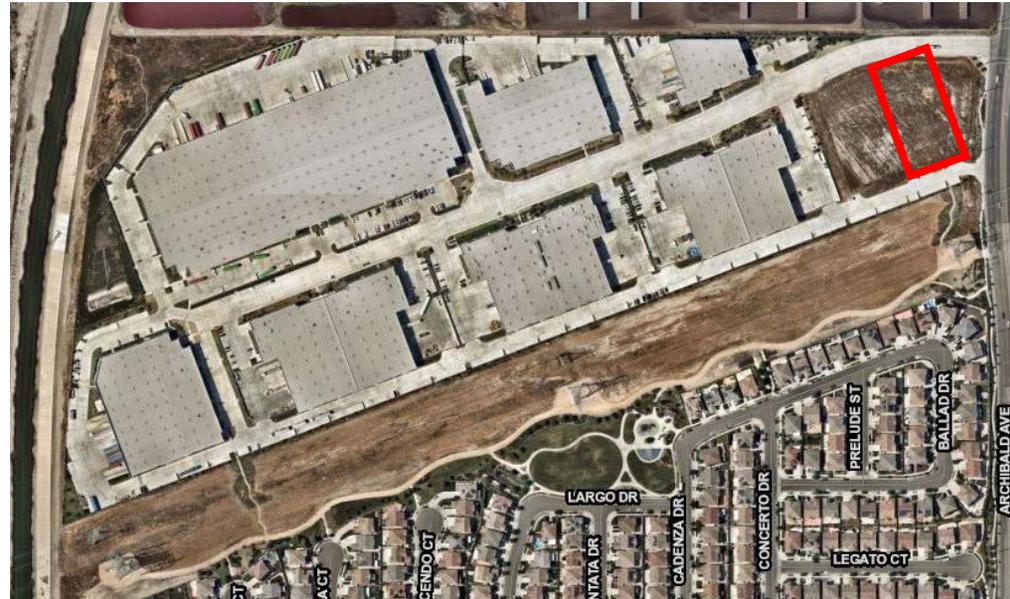
7-Eleven C.U.P (CAM.2A)

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

Notes:

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

Project Map:



Current Status:

- Approved by Planning Commission.

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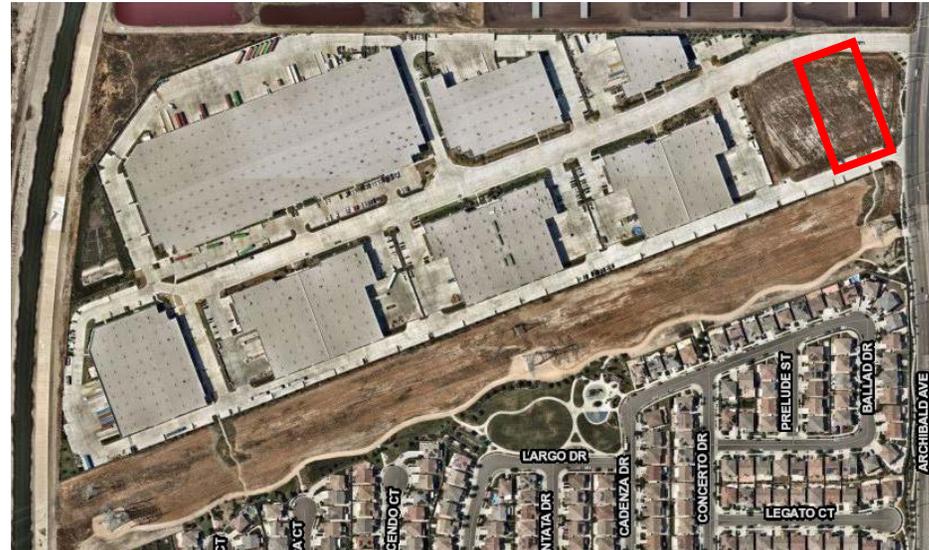
7-Eleven Appeal (CAM.2B)

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

Notes:

- Received application on July 29, 2019.

Project Map:



Current Status:

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

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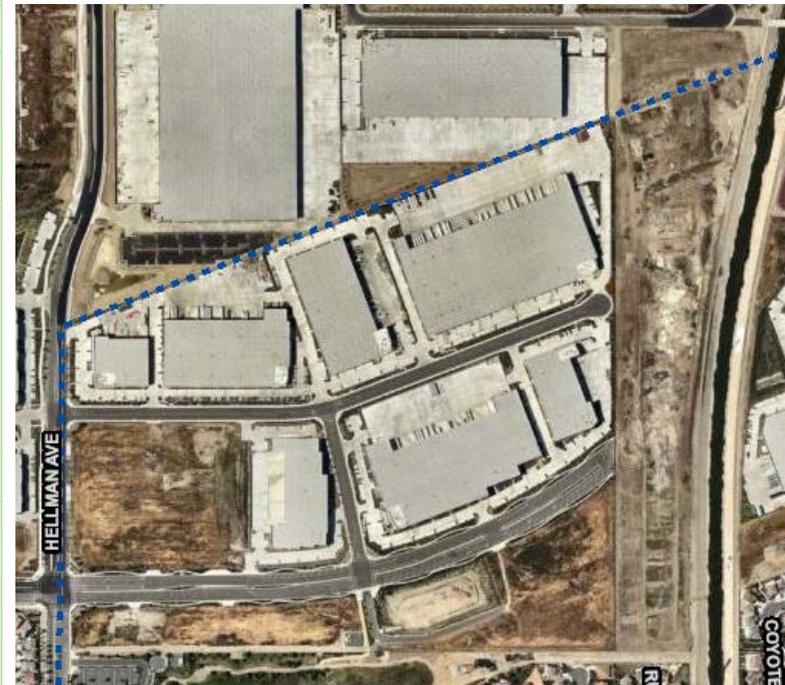
The Ranch (MAP ID: RNCH)

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

Notes:

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

Project Map



Current Status:

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

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Warehouse/Industrial D.R (RNCH.1)

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

Notes:

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



Project Map:



Current Status:

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

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



Howard Industrial (RNCH.2)

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

Notes:

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

Project Map:



Current Status:

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

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



Rodriguez Site D.R (RNCH.3)

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

Notes:

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

Project Map:



Current Status:

-

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
September 23, 2020

Summit Development Pre-Application (RNCH.4)

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

Notes:

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

Project Map:



Current Status:

- Planning Commission approved the project on February 19, 2020

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Planning Department Major Projects Summary
September 23, 2020

Hamner Place (MAP ID: HPLC)

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

Notes:

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

Project Map:



Current Status:

- Approved by City Council
- Waiting for building construction plans
- Groundbreaking July 12, 2019
- Currently undergoing rough grading.
- Precise Grading plans received December 23, 2019; Comments provided January 6, 2020;
- **Precise Grading plans resubmittal received March 4, 2020.**

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

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

Notes:

- Received application on June 6, 2019.

See the following project for more information:

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

Project Map:



Current Status:

- Provided comments back on February 27, 2020.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Hamner Place Chevron Appeal (HLPC.2A)

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

Notes:

- Received application on November 26, 2019

Project Map:



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Hamner Place Chevron Initial (HPLC.2B)

Project:	Chevron at Lewis Retail at the Hamner Place (former Polopolus Property)
Project No.	PLN18-20041
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd. (Assessor's Parcel Number 152-060-003)
Project Description:	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:	Allen Lim

Notes:

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
September 23, 2020

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

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

Notes:

- Received application on November 21, 2019

Project Map:



Current Status:

- Planning Commission consideration and approval on December 18, 2019

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The Merge (MAP ID: MRG)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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Retail Minor D.R (MRG.1)

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

Notes:

- Received application on October 28, 2019.

Project Map:



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
September 23, 2020

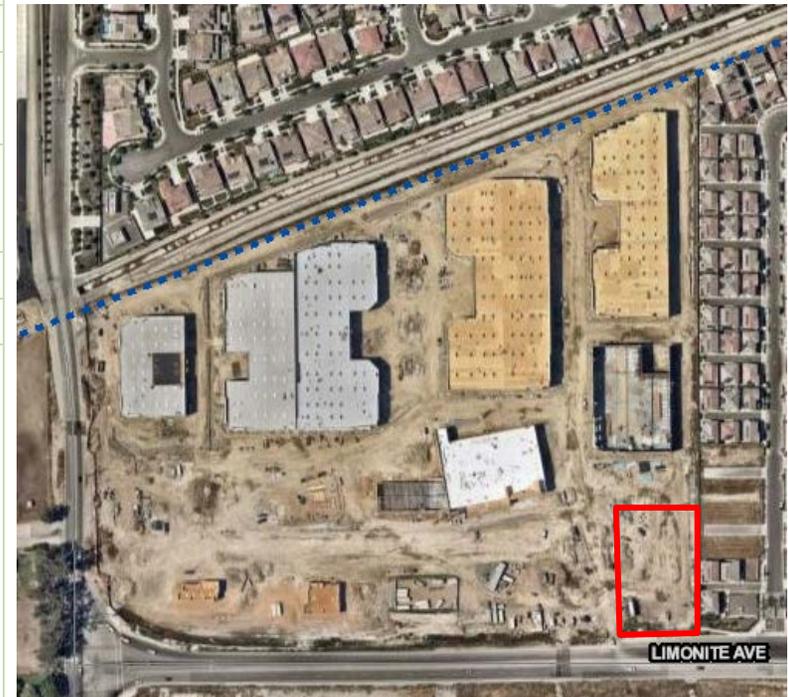
Retail Major Shops 4 D.R (MRG.2)

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

Notes:

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

Project Map:



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
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Retail Shops 4 C.U.P (MRG.3)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
September 23, 2020

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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



Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

- Approved

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Sendero Homes (MAP ID: SH.1)

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

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



Project Map:



Current Status:

- Model homes are open.
- Under construction.

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



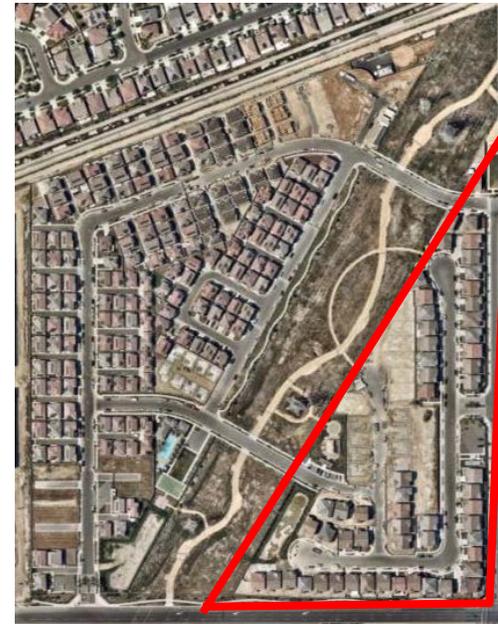
Sendero Front Loaded Homes (MAP ID: SH.2)

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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Sunshine Growers (MAP ID: SUN)

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

Notes:

Major Development Review

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
September 23, 2020

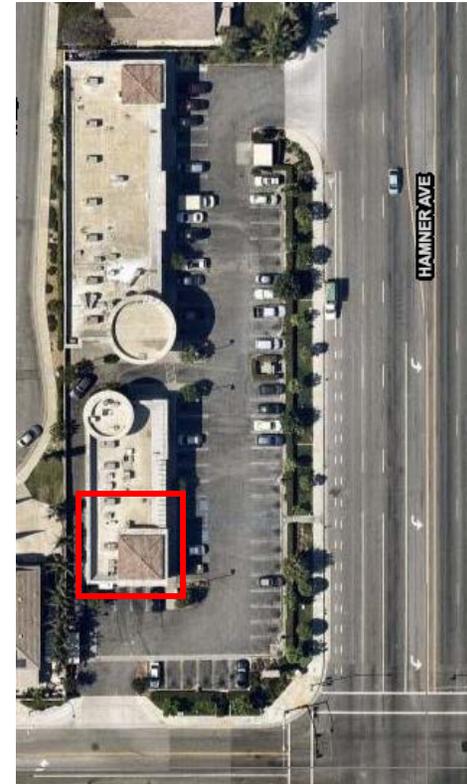
7-Eleven Hamner and Riverboat Appeal (MAP ID: 711HR)

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

Notes:

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

Project Map:



Current Status:

- Approved

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Planning Department Major Projects Summary
September 23, 2020

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

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

Notes:

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

Project Map:



Current Status:

- Approved

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Planning Department Major Projects Summary
September 23, 2020

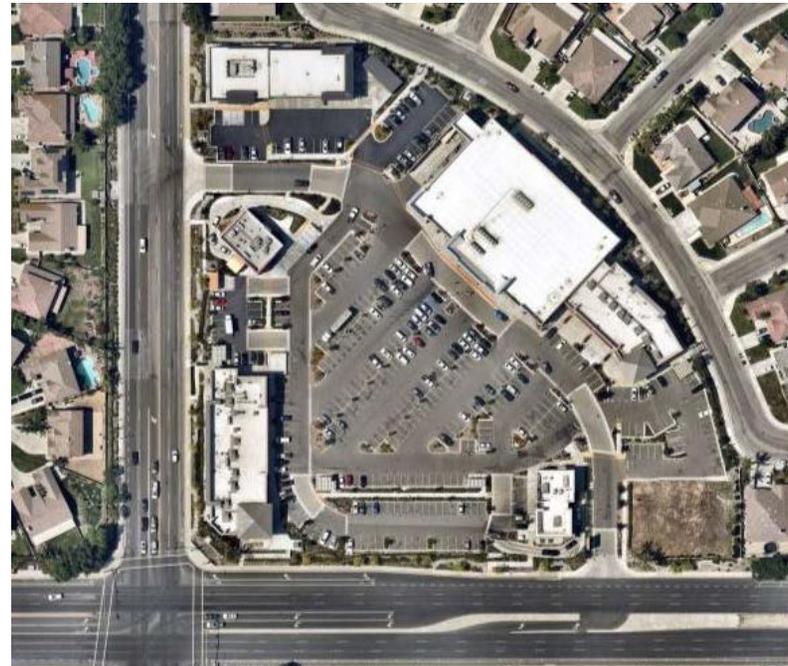
Big Wok C.U.P (MAP ID: WOK)

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

Notes:

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

Project Map:



Current Status:

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

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Jono's C.U.P (MAP ID: JONO)

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

Notes:

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
September 23, 2020

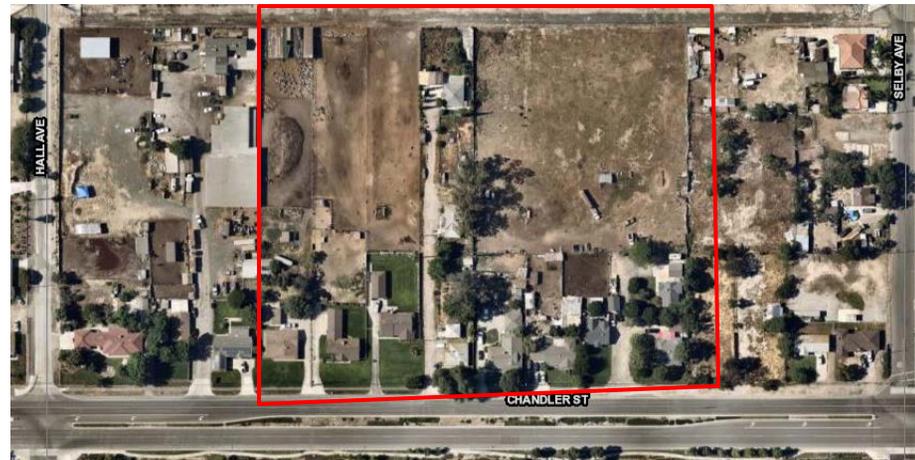
Gossett Self-Storage (MAP ID: GOSS)

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

Planner: Jason Killebrew (previously Aaron Lobliner)

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

Project Map:



Current Status:

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

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Van Leeuwen GP Amendment (MAP ID: VAN)

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

Notes:

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
September 23, 2020

The Homestead (MAP ID: HSTD)

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

Notes:

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

Project Map:



Current Status

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

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Future

The Leal Plan (MAP ID: LEAL)

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

Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner’s representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.

Project Map:



Current Status:

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

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