



DEVELOPMENT PROJECTS IN THE CITY OF EASTVALE

APPROVED RESIDENTIAL HOUSING PROJECTS:

THE PALMS BY LENNAR HOMES - TR 36382:

This housing project is located on Citrus Avenue between Sumner Avenue and Scholar Way, directly across the street from Eleanor Roosevelt High School (ERHS). The housing project consists of 197 detached single family homes on a 53.2 acre site. Lennar will reserve an additional 39 acres of open space to the south of the project which will include future trails connecting to existing trails to the west and a pond which currently exists on the site close to the river (not visible from Citrus Avenue). The Palms Planned Residential Development draws inspiration from the historic Spanish-Ranch home of the famous actor Desi Arnaz built in 1960. Exquisite detailing of the home, including hand-forged ironworks, historic iron lighting fixtures, tiled mosaics and a barrel-tiled roof all reinforce an architectural style classic to Southern California. Approved by the City of Eastvale – May 2013

THE TRAILS AT EASTVALE BY RICHLAND COMMUNITIES - TR 36423:

The housing project is located at the corner of Archibald Ave. and 65th Street. The project consists of 224 Single family lots on 49 gross acres with eight floor plans ranging from 1,800 SF to 2,800 SF. The project is located within the ALUC zone therefore the lots are smaller than what is typical for Eastvale. The centerpiece of the project will be a neighborhood park and adjoining trail system (1.5 mile loop in the SCE easement). Additionally, par-course exercise stations and covered benches will be spaced along the trail system. Approved by the City of Eastvale – May 2013

COPPER SKY BY DR HORTON – #13-0395

The housing project is located at Schleisman Road and Scholar Way. This planned Residential Development consists of 224 condominium units including 3200 SF tot lot, two (2) community facilities, park, one (1) detention basin totaling 25,992 square feet, 448 garaged parking spaces, 47 off street perpendicular spaces, 87 on street parking spaces on 40.01 acres. Number of Units: 152 traditional units + 72 clustered units = 224 total units. (PREVIOUSLY APPROVED BY RIVERSIDE COUNTY).

Approval Dates:

- 07/31/07 – Riverside County Board of Supervisors approved TTM No. 34014
- 10/16/07 – Riverside County Board of Supervisors adopted Change of Zone No. 7228
- 10/02/07 – Riverside County Board of Supervisors adopted GPA No. 817



CLEVELAND SQUARE BY KB HOMES – #10-0124

This 39.58 acre project is located at Scholar Way and Limonite Avenue. This subdivision of 29 parcels consists of 350 two-story clustered condominium units (includes 15 different floor plans, two car garages and range in size from 950-1,841 SF) and six (6) open space lots totaling 679,579 SF. The project proposes two (2) filtration basins, a 14,309 SF basin and a 15,961 SF basin, an 18,832 SF active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 SF active park; a 15,434 SF active park; a 32,365 SF recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace and 992 parking spaces. Approved: June 23, 2009 (Previously approved by Riverside County)

APPROVED COMMERCIAL PROJECTS:

EASTVALE BUSINESS PARK - #12-0750

The project site consists of approximately 52 acres of vacant land located north of 65th Street, east of Cucamonga Creek, and west of Archibald Avenue. The Eastvale Business Park consists of 11 industrial/warehouse buildings totaling 694,770 SF, one office building of 33,600 SF and two retail buildings totaling 10,600 SF. The total building area for the project is 738,970 SF with 71 dock-height loading doors. The project is responsible for all the infrastructure and street improvements needed for the project and frontage on Archibald Ave. Approved by the City of Eastvale: April 9, 2014

EASTVALE SAN ANTONIO MEDICAL PLAZA - PROJECT NO. 11-0366

This project is located on south side of Limonite Avenue in front of 24-Hour Fitness Super Sport as part of Eastvale Gateway South.

Phase I includes the construction of Building A, 213 automobile parking spaces, all bicycle parking spaces required for both buildings, landscaping around the perimeter of the project site, and the paved walkway between buildings A and B.

Phase II includes the construction of Building B, the remaining 114 automobile parking spaces, landscaping, and associated improvements for Building B. Phase II is anticipated to begin one to two years after completion of Phase I, although it may occur sooner or later depending upon the success of Phase I.

The proposed medical uses could include a combination of physician offices and outpatient services such as urgent care, surgery, imaging, lab, physical and occupational therapy, cardiac rehabilitation, dialysis, and oncology. Other health- and medical-related services may also be provided. No emergency room services would be provided on the project site, and ambulances would not bring patients to the site. The hours of operation for most tenants are anticipated to be 8 a.m. to 6 p.m.; however, it is possible that some tenants may operate from 6 a.m. to midnight. This is not a hospital.



The project consists of two, two-story medical buildings totaling 69,562 square feet and 327 parking spaces to be constructed in two phases on a 5.4-acre project site:

Building A: 40,554 square feet

Building B: 29,008 square feet

Approved by the City of Eastvale: May 15, 2013

ARCO GAS STATION - Project No. 11-0354 (SE Corner of Hamner Ave. and Riverside Dr.)

The project consists of an Arco gas station facility, a 5,670-square foot building containing an Arco AM/PM convenience store with an attached restaurant and automatic drive-through car wash facility, a 2,800-square foot sit down restaurant, and a 2,240-square foot drive-through restaurant on a 1.7-acre site. The project approved by the City of Eastvale: January 22, 2014

RETAIL CENTERS:

CLOVERDALE MARKETPLACE (SW Corner Limonite Ave. and Hamner Ave.)

No current vacancies, all space is leased.

THE MARKETPLACE AT THE ENCLAVE (SW Corner of Archibald Ave. and Schleisman Rd.)

- Starbucks – *NOW OPEN*
- Remaxx 100 – *Opening in July/August 2014*
- Fantastic Sams – *Opening in July/August 2014*
- Great Harvest Bakery – *Opening September/October 2014*
- Juice it Up!
- Foot Massage
- Lee's Noodle House
- Dr. Tanna, DDS
- Mes Amies Hair and Nail Salon
- Bank of America
- Prestige Preschool

Future shops pads are available. Site is under construction and will not accommodate a gas station or car wash.

CORONA VALLEY MARKETPLACE (SE Corner of Archibald Ave. and Schleisman Rd.)

- Boba 2 Go Coffee & Tea – *NOW OPEN*

No current vacancies; all space is leased.

7-11 SHOPPING CENTER (NW Corner of Hamner Ave. and Schleisman Rd.)

- Riverwalk Pharmacy – *NOW OPEN*

No current vacancies; all space is leased.



EASTVALE GATEWAY I & II (NE Corner of Hamner Ave. and Limonite Ave.)

- CPR Cell Phone Repair – *NOW OPEN*
- Snow Station Hawaiian Ice – *NOW OPEN*
- Pho Viet – *NOW OPEN*
- Tio's Mexican Restaurant – *Opening July/August 2014*
- Griggs Mutual Realty and Management – *Opening July/August 2014*
- Carter's Childrens Clothing - *Opening October 2014*
- Kay Jewelers - *Opening October 2014*

Only a few units are vacant: 3,500 - 6,000 SF (may consider subdivision)

EASTVALE GATEWAY SOUTH (SE Corner of Hamner Ave. and Limonite Ave.)

- Eastvale San Antonio Medical Plaza – *Opening late 2014*
- Juice It Up!

No current vacancies; all space is leased. Future shop pads available (11,000 SF)

PENDING DEVELOPMENT PROJECTS:

For questions and comments on the pending projects, please contact the Eastvale Planning Department at (951) 703-4460.

GOODMAN COMMERCE CENTER AT EASTVALE: Specific Plan #11-0271

The Goodman Commerce Center at Eastvale Specific Plan Project (hereinafter referred to as "GCCE," "proposed Project," or "Project") is a proposed commercial/industrial development located in the northern portion of the City of Eastvale. The site is located on approximately 205 acres within the City of Eastvale, in Riverside County, California. The EIR was issued on November 7, 2013. The project is not yet approved.

- Commercial-Retail: This area is located along Cantu-Galleano Ranch Road, the site's main connection to I-15. The area accommodates retail uses that benefit from freeway visibility and access. This area accommodates commercial retail, hotels, restaurants, entertainment, and services for the local community and travelers. While the final design is not set, structures are envisioned to be located close to the street with parking concentrated on the interior to create a vibrant and attractive visual impression along Cantu-Galleano Ranch Road. This approach is also intended to create a pedestrian-friendly frontage for nearby residents and for workers walking north from the office and industrial businesses. The Goodman Commerce Center at Eastvale is a prime location for hotels and hospitality uses. Accordingly, this Specific Plan accommodates an approximately 130-room hotel on 2.5 acres anywhere within the Commercial Retail area.
- Industrial: This area located in the center of the Project site, buffered from existing residential uses and accessed by Cantu-Galleano Ranch Road and Hamner Avenue. This core is envisioned to be developed with large-format light manufacturing, light



assembly, and warehousing and distribution uses. Like similar uses to the north, these types of industrial uses benefit from convenient access to I-15 and proximity to the Ontario Airport. Any loading bays visible from Hamner Avenue, Cantu-Galleano Ranch Road, and Bellegrave Avenue will be screened by walls and landscaping.

- **Business Park:** This area is located along Bellegrave Avenue, the part of the site closest to residential uses. This location was selected to provide a buffer between the Industrial land use area and the residences to the south. A review of business license records indicates that there are numerous home offices in Eastvale, indicating that there is a pool of local small businesses that may need space to grow and expand. The offices, incubator suites, and small industrial spaces offered within the Business Park area are the ideal places for these types of business as they grow beyond the confines of their residences.