

Eastvale Planning: Major Projects Summary

November 1, 2016

Highlighted Text = Updated Information¹

Map ID	Project	Notes	Current Activity
1.	<p>KB Homes – The Lodge, Residential Development Project No. 10-0124</p> <p>Project Location: Northwest Corner of Limonite Avenue and Scholar Way</p> <p>205 detached single-family homes</p> <p>Planner: Yvette Noir/Malinda Lim</p>	<p>PC approval on March 18, 2015 to add tempered glass panels along Scholar Way</p> <p>Approved Phase II Master Home Plan on December 3, 2015.</p> <p>Received HOA Landscape Maintained Areas for the northern portion on March 15, 2016. Approved on March 17, 2016.</p> <p>Revised HOA Landscape Maintained Areas for Phase 2 received on April 21, 2016. Approved on April 28, 2016.</p> <p>Applicant will be submitting an application to relocate the parking lot for the model home complex because the parking lot has been sold to a homebuyer. Expect to be submitted early next week.</p>	<p>Under construction</p> <p>Symmetry model homes now open</p>
2.	<p>Goodman Commerce Center (formally Lewis Eastvale Commerce Center) Project No. 11-0271 **see also Project No. 15-0551 (No. 18 on this list)</p> <p>Project Location: 190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road</p> <p>General Plan Amendment, Change of Zone, and Specific Plan to provide for a mix of warehousing, light industrial, office, and retail uses.</p> <p>CEQA: Environmental Impact Report (certified)</p>	<p>Approved by City Council on November 12, 2014</p> <p>Groundbreaking held May 20, 2015.</p> <p>Landscape plans for Building 1 & 2 approved on November 11, 2015.</p> <p>Building permits issued for two industrial buildings.</p> <p>Off-site common area landscape plans approved on December 4, 2015.</p> <p>Basin and Bellegrave Ave. landscape plans approved on December 18, 2015.</p> <p>Received Hamner Ave. landscape plans on January 14, 2016.</p>	<p>Under construction</p> <p>City Council approved Development Agreement on September 28, 2016.</p>

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

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	Planner: Eric Norris/Cathy Perring	<p>Applicant has requested revisions to the approved Development Plan and conditions of approval to accommodate a potential tenant for the building currently under construction. City Council approved the request on April 13, 2016.</p> <p>Received revised construction plans for Building #2. Provided comments to architect on April 18, 2016.</p> <p>Received basin fixture landscape plans on April 13, 2016 and under review.</p> <p>City Council on April 13, 2016 approved changes to the conditions of approval affecting Building B.</p> <p>September 11, 2016 notices posted to take Development Agreement to Planning Commission on September 21, 2016.</p> <p>Planning Commission recommended approval of the Development Agreement to City Council on September 21, 2016.</p>	
3.	<p>D.R. Horton – The Trails, Planned Residential Development Residential Subdivision Project No. 11-0558</p> <p>Project Location: Northwest corner of Archibald and 65th</p> <p>General Plan Amendment, Change of Zone, Tentative Tract Map, and Planned Residential Development for 256 dwelling units with a 5-acre park.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Yvette Noir/Malinda Lim</p>	<p>Approved by City Council on May 22, 2013.</p> <p>Approved monument signs on March 10, 2016.</p> <p>Received a letter on August 15, 2016 from homeowners wanting to close off the opening for pedestrian access on Archibald. No contact information provided in the letter or on envelope to be able to respond. Awaiting second inquiry.</p>	Project is under construction.
4.	<p>Walmart – Eastvale Crossings Project No. 12-0051</p>	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.	No tentative hearing date

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	<p>Project Location: Southeast corner of Limonite and Archibald Avenues (APNs 144-030-028, -012, -014)</p> <p>Proposal for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 23.37 acres</p> <p>CEQA: EIR</p> <p>Planners: Eric Norris</p>	<p>Release of the Draft EIR is on hold pending a determination on how to address the issue of greenhouse gas emissions.</p> <p>Updated administrative review draft of the EIR is expected in late July. No tentative date for the release of the Draft EIR for public review is available.</p> <p>Revised sign program received on July 7, 2016 and is under review.</p> <p>Provided sign program comments to applicant on October 6, 2016.</p>	<p>Public review of DEIR available from September 27 to November 17, 2016.</p>
5.	<p>Lennar – Mill Creek Crossing, Planned Residential Development Subdivision Project No. 12-0297</p> <p>Project Location: Southeast corner of Chandler St. and Hellman Avenue</p> <p>Minor Development Plan Review for the development of a Master Home Plan for the "Mill Creek Crossing at Eastvale" residential development of 122 single family dwelling units for Tract 29997</p> <p>Planner: Malinda Lim/Yvette Noir</p>	<p>MDP and TUP approved November 17, 2014.</p> <p>Received revisions for precise grading plans Phase 5 and master home plan on September 23, 2015.</p> <p>Approved revisions for precise grading plans Phase 5 and master home plan on October 8, 2015.</p> <p>Received revisions for precise grading plans Phase 5 on August 16, 2016.</p>	<p>Project is under construction.</p>
6.	<p>The Campus (former Providence Business Park) Major Development Review, Zone Change, and Tentative Parcel Map Project No. 12-0750</p> <p>Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038)</p> <p>MDR, ZC, TPM for the development of a business park consisting of 14 new industrial buildings</p>	<p>Approved by CC on April 9, 2014</p> <p>Project has been sold to new owners, who have met with staff to discuss implementing the approved development plans.</p> <p>Planning has been contacted by the new owner regarding potential changes to the office portion of the project, but no application for a change has been filed.</p> <p>Final Map approved by City Council on June 8, 2016.</p>	<p>Road improvements under construction on Archibald Avenue.</p>

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	<p>ranging from 12,850 square feet to 129,000 square feet and associated improvements on 53.37 gross acres of vacant land (former Bircher's site).</p> <p>CEQA: EIR Addendum</p> <p>Planner: Cathy Perring/Yvette Noir</p>	<p>Received construction plans for buildings 2 and 3 on July 20, 2016. Provided comments to architect on August 16, 2016.</p> <p>Revised grading plans submitted on August 23, 2016 and building plans were submitted on August 31, 2016 for buildings 2 and 3; Planning staff is currently reviewing these plans.</p> <p>Pre-construction meeting was held with the applicant, contractor, monitors, and Public Works and Planning staffs on August 31, 2016.</p> <p>Received building construction plans on October 11, 2016. Currently under review.</p> <p>Staff working with applicant to get grading permit sign-off.</p>	
7.	<p>D.R. Horton – Copper Sky, Residential Subdivision Project No. 13-0395</p> <p>Project Location: Southeast Corner of Schleisman Road and Scholar Way</p> <p>Minor Development Plan Review for a Master Home Plan for "Copper Sky at Eastvale" residential development.</p> <p>Planner: Malinda Lim/Yvette Noir</p>	<p>Received revised construction plans on December 30, 2015 and approved revised construction plans on January 5, 2016.</p> <p>Received revised design package on January 5, 2016.</p> <p>Received revised model home complex plans on January 19, 2016.</p> <p>Received TUP model home complex plans on January 26, 2016.</p> <p>Received revised wall and fence plans on January 27, 2016.</p> <p>Received setback adjustment application on February 4, 2016.</p> <p>Received typical landscape plans for Copper Heights on February 15, 2016.</p> <p>Sent approval letter for TUP of model homes and sales office of lots 173-175, setback adjustments, and FSOD on February 25, 2016.</p> <p>On May 12, 2016, the applicant submitted proposed elevation changes to house Plans 7-9.</p> <p>Revised elevations for Plans 7-9 approved on June 28, 2016.</p>	<p>Under construction.</p> <p>Models at Copper Heights (new product line in the triangle piece north of Schleisman Rd.) are now open.</p>

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8.	<p>99 Cents Only Store Major Development Plan Review Project No. 13-1601</p> <p>Project Location: Northwest Corner of Hamner Ave. and “new” Schleisman Road</p> <p>Major DP for new 19,104 SF standalone retail building on 2.67-acres.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Cathy Perring/Yvette Noir</p>	<p>Planning Commission approved on June 17, 2015.</p> <p>Provided comments to Building and Public Works departments on July 6, 2015 for review of grading plan and construction drawings.</p> <p>Received on-site improvements and precise grading plans from Public Works on September 10, 2015.</p> <p>Provided planning comments to Public Works and Building on September 22, 2015.</p> <p>Approved revised lighting plans on 11/17/15.</p> <p>Project is in the process of being purchased by a new owner, who intends to build the approved store.</p> <p>Planning has had initial discussions with the owner regarding plans for the northern portion of the property, but no application has been filed.</p> <p>Planning has approved grading and construction plans. Grading and construction permits are ready to be issued once applicant provides fees and an updated burrowing owl survey.</p>	Building Permit Review

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9.	<p>Panera Bread with Drive-Through Major Development Review and Conditional Use Permit Project No. 13-1748</p> <p>Project Location: 12376 Limonite Ave., Eastvale Gateway South (Shops 2)</p> <p>Major Development Plan and Conditional Use Permit modify an approved retail building (Shop 2) in the Eastvale Gateway South retail center to accommodate a drive-through facility for Panera Bread</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Cathy Perring</p>	<p>Approved at Planning Commission on January 7, 2015</p> <p>Store opened in December 2015.</p> <p>Staff met with Lewis and Panera on January 14, 2015 to discuss directional signage for the drive-through operation to improve traffic flow.</p> <p>Lewis presented a conceptual revised drive-through and signage plan on February 3, 2016. Staff reviewed the conceptual plan, and directed the applicant to submit construction plans, which to date have not been submitted. Planning followed up with Lewis Retail regarding directional sign on June 13th and has not heard back.</p> <p>Planning followed up with Lewis Retail regarding directional sign on July 18th and the Lewis indicated some difficulties in implement the plan because they do not own all of the parcels.</p> <p>Will return to Planning Commission in November 2016 for mandatory 1-year review.</p>	<p>In operation</p> <p>Planning Commission on November 16, 2016 for mandatory review.</p>
10.	<p>William Lyons Homes – Nexus Residential Development Project No. 14-0046</p> <p>Project Location: 10-acre site south of 24-hour Fitness Center in the Eastvale Gateway South retail center.</p> <p>Tentative Tract Map No. 36446 and Major Development Review for a residential development (Nexus) consisting of 220 townhomes and a recreation area</p> <p>Planner: Malinda Lim</p>	<p>Approved by PC October 15, 2014</p> <p>Model homes opened 9/19/15.</p>	<p>Project under construction.</p> <p>Model homes opened 9/19/15.</p>
11.	<p>LBA Realty Industrial Building Major Development Review Project No. 14-1077</p>	<p>Formal application submitted on October 20, 2014.</p> <p>6/4/15 Comment letter sent to applicant re: January 26, 2015 resubmittal package. Revised development plans received July 14, 2015. Traffic study and landscape plans received in August.</p>	<p>Planning Commission approval on April 20, 2016.</p>

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	<p>Project Location: North of Cantu-Galleano Ranch Road 1,000 feet east of Hamner Avenue. (APN 160-020-033 and 156-050-025)</p> <p>Major Development Review for a 446,173 sq. ft. industrial building on APN 160-020-033 (approximately 24 acres) and overflow parking on APN 156-050-025.</p> <p>CEQA: EIR</p> <p>Planner: Cathy Perring/Yvette Noir</p>	<p>Met on July 29, 2015 to discuss shared access with Grainger and applicant.</p> <p>Draft EIR 45-day review period ends Monday, January 25, 2016.</p> <p>At-risk building plans submitted on January 6, 2016; civil plans submitted January 12.</p> <p>Received on-site improvement plans on February 4, 2016.</p> <p>Received revised improvement and landscape plans on March 10, 2016.</p> <p>Received 2nd submittal for construction building plans on March 17, 2016. Planning Commission approval and EIR certification received April 20, 2016.</p> <p>The applicant has been submitting information verifying compliance with conditions of approval. Issue had arisen re: COA #28 with respect to guard shack location. Staff worked with the applicant over the last couple of months to find an acceptable design that will accommodate adequate truck stacking. Received acceptable solution to allow five trucks to stack on-site, 7/7/16.</p> <p>Received 3rd submittal for construction building plans on August 4, 2016 and is under review. Provided comments to applicant on August 23, 2016.</p> <p>Received 1st submittal for grading plans on August 23, 2016. Staff provided comments on September 7, 2016.</p> <p>Staff scheduled to meet with applicant October 18, 2016 to discuss pending COA needing to be met prior to grading permit sign-off.</p>	<p>Awaiting for revised construction plans.</p>
12.	<p>Stratham Homes – Sendero Planned Residential Development Project No. 14-1398 **See Project No. PLN 15-06023 (No. 25 on the list)</p> <p>Project Location: Northwest corner of Limonite and Harrison; APN 164-010-017</p>	<p>Planning Commission on May 20, 2015 voted to recommend approval of GPA, Change of Zone, and PRD, and denial of TTM due to too many units.</p> <p>City Council on June 10, 2015 voted 3-0 adopting the MND and approving GPA, Change of Zone, PRD, and TTM subject to not using SCE easement or the City right-of-way to satisfy ALUC open space requirement.</p> <p>Meeting on July 22, 2015 to discuss revised site plan with applicant.</p>	<p>Approved by CC on June 10, 2015</p> <p>Waiting for Resubmittal of Master Home Plan</p>

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	<p>General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map for the subdivision of approximately 44 acres into 323 residential lots and 14 lots for open space and water basins</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Yvette Noir/Cathy Perring</p>	<p>Revised site plan presented to City Council on September 9, 2015 and Council was supportive of the revised site layout.</p> <p>The applicant submitted a parcel map to divide the site into 4 parcels for financing purposes. See notes for Project No. PLN 15-06023 for more information regarding the review of the Parcel Map.</p> <p>Applicant submitted first Master Home Plan on April 6, 2016.</p> <p>Comments for master home plan provided June 23, 2016. Waiting for resubmittal of revise master home plan.</p>	
13.	<p>AT&T – River Road, New Disguised Wireless Facility Project No. 14-2832</p> <p>Project Location: Southeast Corner of Hall Avenue and River Road, west of Baron Drive</p> <p>Minor Development Plan application for a 70-foot tall disguised wireless facility and a 138 square-foot equipment shelter located at 14700 River Road</p> <p>Planner: Malinda Lim</p>	<p>Planning Director approval on July 15, 2015.</p> <p>Received construction plans on March 8, 2016. Provided comments to applicant on March 23, 2016.</p>	Under Construction

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14.	<p>Verizon – Community Park, New Disguised Field Light Wireless Facility Project No. 14-3325</p> <p>Project Location: South of Citrus Street, and west of Hamner Avenue within the Eastvale Community Park – 12750 Citrus Street</p> <p>Minor Development Plan application for the construction of a 70-foot tall wireless facility disguised as a field light and an approximate 469 square-foot equipment shelter within the Eastvale Community Park at 12750 Citrus Street</p> <p>Planner: Yvette Noir/Malinda Lim</p>	<p>Submitted on November 25, 2014; comment letter sent December 24, 2014</p> <p>Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure</p> <p>Revised plans received on July 30, 2015. Comments to be provided to applicant by August 29, 2015.</p> <p>Comments provided to applicant on August 27, 2015.</p> <p>Additional landscape comments provided to applicant on September 8, 2015.</p> <p>Staff met with applicant on September 17, 2015 to discuss items addressed in comment letter.</p> <p>Applicant submitted revised plans on 11/9/15 and was informed to provided additional information requested in the comment letter.</p> <p>Letter sent to the applicant on July 13, 2016 to add streets and street names on the coverage map.</p> <p>Received email from applicant on July 31, 2016 stating that they are working on a lease agreement with JCSD and will provide a revised coverage map.</p> <p>Meeting with applicant on August 25, 2016 to discuss additional items needed to take item to Planning Commission.</p>	Waiting for submittal of incomplete items.
15.	<p>Verizon – Providence Park, New Disguised Field Light Wireless Facility Project No. 14-3326</p> <p>Project Location: South of Hollowbrook Wy., west of Woodpigeon Rd, north of Aspen Leaf Lane, and east of Cobble Creek Dr. within Providence Ranch Park – 7250 Cobble Creek Dr.</p> <p>Minor Development Plan application for a 25-foot long wireless antenna to be installed on an</p>	<p>Submitted on November 25, 2014; comment letter sent December 24, 2014</p> <p>Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure</p> <p>Comments on revised plans provided to applicant on August 11, 2015.</p> <p>Applicant provided updates photo simulation photos on December 1, 2015.</p> <p>Sent comment letter for missing items and revisions to submitted plan on June 15, 2016.</p>	Waiting for submittal of incomplete items.

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	<p>existing 70-foot tall field light and for the construction of an approximate 469 square-foot equipment shelter within Providence Ranch Park at 7250 Cobble Creek Drive</p> <p>Planner: Yvette Noir/Malinda Lim</p>	<p>Received email from applicant on July 31, 2016 stating that they are working on a lease agreement with JCSD and will provide a revised coverage map.</p> <p>Meeting with applicant on August 25, 2016 to discuss additional items needed to take item to Planning Commission.</p>	
16.	<p>Chandler Catholic Church Pre-Application Review Project No. 15-0175</p> <p>Project Location: 14325-14395 Chandler Street APNs: 144-121-005, 144-130-008, 144-130-009, and 144-130-010</p> <p>Pre-Application Review to be located at 14395 Chandler Street (4 individual parcels owned by 3 separate owners) within the C-1/C-P and A-1 zoning districts.</p> <p>Project Planner: Cathy Perring</p>	<p>Applicant working with ALUC on required approval of proposed occupant density in the sanctuary.</p> <p>City staff met with the church/applicant on June 16 to discuss the project processing approach. Revised plans and formal application expected within one to two months.</p>	Pre-Application Complete
17.	<p>Goodman Commerce Center Business Park NEC of Bellegrave/Hamner Project No. 15-0551</p> <p>**see Project No. 11-0271 (No. 2 on this list)</p> <p>Project Location: Northeast corner of Bellegrave and Hamner Avenues.</p> <p>Proposal for the development of the Business Park. The development will include 8 buildings and approximately 191,356 SF. The development will accommodate professional offices, light industrial and light assembly uses.</p> <p>Project Planner: Eric Norris/Cathy Perring</p>	<p>Planning Commission approval on August 5, 2015.</p> <p>Project Approval letter send on August 11, 2015</p> <p>Applicant submitted first set of construction drawings for all eight buildings on October 8. Planning review of six buildings complete on October 13, 2015. Additional sets of construction drawings received and distributed for internal review on October 12, 2015.</p> <p>Applicant submitted second set of construction drawings for all eight buildings on December 1, 2015. Provided comments on December 15, 2015; awaiting corrections.</p> <p>Received revised construction plans for Buildings 1-8 on January 20, 2016. Approved by Planning on January 30, 2016.</p> <p>Received CDA well site construction and landscape plans.</p>	Under construction

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		<p>Received revised elevations for Building 3 and Building 4 and provided comments to applicant on April 18th.</p> <p>On April 24th, applicant provided revised elevation for Buildings 3 and 4. Planning approved revised elevation on April 24th. Revised elevations will be included in the construction drawings.</p>	
18.	<p>The Ranch Specific Plan Amendment (SPA), Major Development Review, and Tentative Parcel Map (Commercial Portion) Project No. 15-0783</p> <p>**See Project No. PLN 16-00011 for The Ranch-Industrial Portion (No. 26 on the list)</p> <p>Project Location: Northeast and Southeast corners of Hellman and Limonite (Kimball) Avenues.</p> <p>Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)</p> <p>Specific Plan Amendment (SPA) to modify existing boundaries for The Ranch SP No. 358 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 are being proposed. This request also included review for: Major Development Review (DP) for six (6) industrial buildings totaling 985,000 SF on six (6) parcels, Tentative Parcel Map (TPM) 36787 to divide approximately 97 gross acres into 14 legal parcels, Sign Program, and Environmental Review.</p> <p>Planners: Cathy Perring</p>	<p>Planning Commission reviewed and recommended approval to City Council on November 4, 2015.</p> <p>Approval letter will be sent following CEQA 30-day statute of limitation ending on January 12, 2016. No challenge was filed.</p> <p>Received median and parkway landscape plans on January 27, 2016. Comments provided on February 3, 2016. Revisions for landscape plans came in on March 23, 2016.</p> <p>See notes for Project No. PLN 16-00011 (No. 32 on the list) for information on development of the industrial portion of the project.</p> <p>On February 19, 2016, a new owner purchased the six (6) light industrial business park lots that were approved on November 4, 2015 (project #27 on this list). The commercial sites will be developed by the original applicant.</p> <p>Meeting with applicant on October 18, 2016 to discuss status of commercial portion of The Ranch.</p>	<p>Approved by City Council on December 9, 2015.</p> <p>Second reading by City Council on January 13, 2016.</p> <p>Project complete</p>

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19.	<p>Leal Master Plan Special Project</p> <p>Project Location: 160 acres ± at the northwest corner of Hamner and Limonite Avenues, east of Scholar Way and south of 58th Street.</p> <p>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.</p> <p>Planner: Eric Norris</p>	<p>Public Review Draft of the Leal Master Plan distributed February 2015 and currently available online (www.LealSpecificPlan.com).</p> <p>On September 16, 2106, the Planning Commission reviewed and recommended approval to City Council.</p> <p>No date for Council consideration of the project has been established.</p> <p>Staff continues to meet as needed with potential developers for the site.</p>	<p>Taken off City Council 12/9/15 agenda.</p>
20.	<p>Eastvale Marketplace Project No. 15-0958 (See No. 38 on the list)</p> <p>Project Location: Northeast Corner of Limonite and Sumner Avenues</p> <p>Proposal construction of a new neighborhood retail center with multi-tenant and single tenant buildings and associated parking facilities to be located at the northeast corner of Limonite Avenue and Sumner Avenue. Potential uses include grocery, banking, drug store, restaurants, general retail, service, and a tire store.</p> <p>Planners: Eric Norris/Yvette Noir</p>	<p>PC approval on November 18, 2015. Appeal period end on November 30th. No appeal has been received. NOD recorded at Riverside County Recorder on November 24, 2015.</p> <p>Applicant is currently working with a new grocery store and other tenants. Planning has been contacted by the prospective tenant to confirm conditions of approval and other information about the project approval. Due to confidentiality, no information on the prospective tenant can be released.</p> <p>Waiting to hear back from the applicant regarding a meeting to discuss minor modifications to elevations and drive-through lanes.</p> <p>Meeting with applicant on September 8, 2016 to discuss revisions to approved project including the two drive through pads.</p> <p>Applicant submitted sign program on September 12, 2016. See No. 38 on this list.</p>	<p>PC approval on November 18, 2015</p>
21.	<p>Vantage Point Church Major Development Review Project No. 15-1174</p>	<p>Formal application for Major Development Review and Conditional Use Permit (CUP) submitted on May 1, 2015. (Staff later determined CUP was not needed.)</p> <p>Incompleteness letter sent June 1, 2015.</p>	

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	<p>**see also Project No. 14-2322</p> <p>Project Location: 8500 Archibald Ave. (APN: 130-080-005-3 and 130-080-008-6)</p> <p>Proposal to construct a sanctuary, church, community buildings, and associated site improvements.</p> <p>Planner: Cathy Perring/Yvette Noir</p>	<p>Comment letter regarding site design sent June 24, 2015.</p> <p>Met with the applicant during the week of December 7, 2015.</p> <p>Traffic study scope shared with applicant on January 22, 2016.</p> <p>Conference call on March 10, 2016 to discuss technical studies needed for CEQA. Applicant will provide written project description to be used on all technical studies to City for review.</p> <p>Received payment for Traffic Consultant on April 6, 2016 and Public Works approved the Traffic Consultant to perform the work on April 19, 2016.</p> <p>Draft traffic study received on April 29th. Comments provided on May 9th. Applicant provided revised project description on May 18th and was forwarded to the traffic consultant to include in the traffic study.</p> <p>Sent letter to applicant on August 16, 2016 requesting to clarify proposed use of café and bookstore. Staff spoke to the applicant on August 17, 2016 and he clarified that the proposed café and bookstore would be accessory uses for the church and no sign advertising the café and bookstore will be installed on the monument sign. Applicant will send email confirming the discussion. Confirmation received.</p> <p>Meeting with applicant on September 7, 2016 to discuss traffic study. Applicant provided hazardous, air, GHG and noise studies on September 8, 2016. Still awaiting submittal of cultural report.</p> <p>Letter sent to applicant Sept. 29, 2016 re: the status of the project since most technical studies are now in and under review, but no revised project plans have been received in response to comments provided in June of 2015.</p> <p>On October 17, 2016 the air quality, green house gases, and the Phase I ESA and Phase II have all been reviewed.</p>	
22.	<p>JCSD Community Park – Phase II Project No. 15-1273</p>	<p>Construction drawings set received for review on 6/22.</p>	<p>In building permit process.</p>

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	<p>Project Location: Southwest Corner of Hamner Avenue and Citrus Street</p> <p>Building permit review for development of Phase II.</p> <p>Planner: Eric Norris/Yvette Noir</p>	<p>Reviewing construction set for compliance with COAs and MMRP.</p> <p>Landscape comments provided to applicant on July 17, 2015. Comments of missing items per COAs and MMRP provided to Building Department on July 28, 2015</p> <p>Received construction landscape plans on March 9, 2016. Provided comments and redlines to applicant on March 25, 2016.</p> <p>Received grading plan and revised construction drawings on March 22, 2016 and comments provided on April 14, 2016.</p> <p>Planning and Public Works have been meeting with JCSD and the property owner across whose land a portion of the park's entry road would be constructed to resolve issues related to an easement for the roadway.</p> <p>Provided applicant comments for construction landscape plans on June 16, 2016.</p>	<p>Awaiting for revised plans.</p>
23.	<p>Two Industrial Buildings on Hamner Ave. and Riverside Dr. Major Development Review Project No. 15-1508</p> <p>Project Location: Southeast Corner of Hamner Avenue and Riverside Drive (APN 156-040-087 and -088)</p> <p>Major Development Review for two new industrial buildings (40,000 sq ft. and 115,000 sq. ft.) to be located on two parcels behind the vacant lot (Chevron Site)</p> <p>Planner: Cathy Perring/Malinda Lim</p>	<p>No appeal and approval letter sent to applicant on March 31, 2016.</p> <p>Construction drawings for both buildings were received on April 27th. Comments provided on May 19, 2016.</p> <p>Awaiting for revised landscape plans and construction drawings from applicant.</p> <p>Revised landscape plan submitted on July 11, 2016 and under review. Approved on July 26, 2016.</p> <p>Received revised construction drawings on July 28, 2016. Provided comments to architect on August 16, 2016.</p> <p>Revised construction drawings submitted on August 25, 2016; provided comments to applicant on September 12, 2016.</p> <p>Pre-Grading meeting with Applicant, Public Works, Planning, and Gabrieleno Band of Mission Indians – Kizh Nation held October 3, 2016.</p>	<p>Planning Commission approval on March 16, 2016.</p> <p>Grading Permit issued.</p>

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24.	<p>Verizon on Grapewin Minor Development Review Project No. 15-1662</p> <p>Project Location: Vacant lot located at 8306 Grapewin Street</p> <p>Minor Development Review for the development of a new wireless telecommunication facility disguised as a 50 feet tall monopalm consisting of 12 antennas, one parabolic antenna, and associated equipment.</p> <p>Planner: Yvette Noir/Morgan Weintraub</p>	<p>Application received on July 7, 2015.</p> <p>Project was deemed incomplete and requested additional information on August 6, 2015.</p> <p>Resubmittal received on September 3, 2015. Comments to be provided to applicant by October 3, 2105.</p> <p>Re-submittal and FAA clearance letter received on October 22, 2015.</p> <p>Comment letter sent to applicant on November 2, 2015. Awaiting for additional submittal materials.</p> <p>Biological study provided on February 29, 2016 and has been determined acceptable by the City.</p> <p>Staff is working on finalizing the development plans for consideration by the Planning Director.</p> <p>Notice sent to nearby property owners on April 6, 2016 and received two requests for a public hearing. Project is schedule for Planning Commission consideration on May 18, 2016. Staff is preparing the staff report.</p> <p>The project was presented to the Planning Commission on May 18, 2016. A number of residents in the area came to the meeting to express their concerns about the potential health impacts of the tower. The applicant provided information about federal safety standards.</p> <p>The Commission voted 3-0 to continue the public hearing to the June 15 PC meeting to have the entire commission (members Oblea and Patel were absent) to hear the testimony and take part in the decision-making process.</p> <p>On June 15, 2016, the Planning Commission voted 3-1 denying the project.</p>	<p>Approved by City Council on August 24, 2016.</p> <p>In building permit process.</p>

Map ID	Project	Notes	Current Activity
		<p>On July 13, 2016, City Council voted 4-1 to continue the project to August 24, 2016 to allow time for the applicant to provide coverage maps for alternative sites in the vicinity of the project site.</p> <p>On August 24, 2016, City Council voted 3-2 to approve the project. Sent Approval letter to applicant on September 7, 2016.</p> <p>Applicant submitted construction plans on September 21, 2016. Planning staff has reviewed and provided comments.</p>	
25.	<p>Sendero Tentative Parcel Map and Revised Tentative Tract Map Project No. PLN 15-06023</p> <p>**See Project No. 14-1398 (No. 12 on the list)</p> <p>Project Location: Northwest corner of Limonite Ave. and Harrison Ave. APN: 164-010-025</p> <p>Planner: Yvette Noir/Eric Norris</p>	<p>Submitted application on December 16, 2015, but missing tentative map. Applicant provided tentative map on December 23, 2015. Project distributed to other departments for review.</p> <p>Meeting with applicant to discuss project on February 11, 2016.</p> <p>Feb 12, 2016 – Staff meet with the applicant to discuss the proposed parcel map and related issues of phasing and the construction of infrastructure (roads, trails, water/sewer lines, etc.)</p> <p>Provided comments to applicant about proposing phasing on March 4, 2016.</p> <p>Met with applicant on April 6, 2016 to discuss comments provided.</p> <p>Met with Public Works to discuss proposed Parcel Map and Phased TTM on April 13, 2016. Will meet with applicant during the week of April 25th to discuss outcome of internal staff meeting.</p> <p>Met with applicant on April 25, 2016 to discuss missing information for processing of the Parcel Map and Phased TTM. Informed the applicant to provide an exhibit or a table identify which infrastructure will be improved for each phase. The applicant will also provide a language informing potential developers of bonding transfer for this development.</p> <p>On May 9, 2016, staff follow up with the applicant regarding the missing information requested at the April 25th meeting. Applicant is working on the missing information. This information is needed to process the application.</p>	<p>Approved by City Council on September 28, 2016.</p>

Map ID	Project	Notes	Current Activity
		On August 17, 2016, the Planning Commission reviewed and recommended approval of the project to City Council.	
26.	<p>The Ranch – Industrial Portion Project No. PLN 16-00011</p> <p>**See Project No. 15-0783 for The Ranch Commercial Portion (No. 18 on the list)</p> <p>Project Location: south of Bellegrave Ave., north of Limonite (Kimball) Ave. and east of Hellman Ave. APN: 144-010-008, 144-101-013, and 144-010-009</p> <p>Planner: Cathy Perring</p>	<p>Submitted pre-application review and plans on March 31, 2016. Routed plans to reviewing agencies.</p> <p>Received construction plans for Building 1-6 on April 18, 2016.</p> <p>Comments for review of the construction plans for Buildings 1 to 6 were provided to the applicant on May 9th.</p> <p>Meeting set to meet with applicant Planning and Public Works staff on June 22nd.</p> <p>Applicant submitted Phase 1 landscape plans for buildings 1-6 on July 5, 2016.</p> <p>Grading permit issued week of 7/4/16. Pending preconstruction meeting with all CEQA-related monitors.</p> <p>Pre-grading meeting on July 20, 2016.</p> <p>Received construction plans for buildings 1 to 6 on July 26, 2016.</p> <p>Applicant submitted revisions in electronic form on August 8, 2016. Comments provided to applicant on August 16, 2016.</p>	Under Construction
27.	<p>Extension of Time for TTM 35751 Project No. PLN 16-00015</p> <p>Project Location: Southeast corner of Schleisman and Cucamonga Creek (behind Mayor Ike's home)</p> <p>Request to extend Tentative Tract Map 35751.</p> <p>Planner: Eric Norris/Yvette Noir</p>	<p>Extension of time application received on May 16, 2016. Project was distributed to other department agencies for review on May 19th and comment are due on June 2nd.</p> <p>Additional materials received from the applicant on June 15th.</p> <p>On August 17, 2016, the Planning Commission reviewed and recommended approval of the project to City Council.</p>	Approved by City Council on September 28, 2016.

Map ID	Project	Notes	Current Activity
28.	<p>Verizon at Chandler Fire Station Minor Development Review Project No. PLN 16-00017</p> <p>Project Location: Northeast corner of Chandler and Selby</p> <p>Minor Development Review for the installation of a new wireless telecommunications facility disguised as an 85-foot high water tank operated by Verizon within an approximately 529 sq. ft. lease area at the Chandler Fire Station</p> <p>Planner: Cathy Perring/Yvette Noir</p>	<p>Received application and submittal materials on July 7, 2016.</p> <p>Incompleteness letter sent to the applicant on July 20, 2016.</p> <p>10-20-16: Application is complete, and processing will continue.</p>	Awaiting additional submittal materials.
29.	<p>Landscape Plans – Bellegrave Avenue Parkway</p> <p>Project location: West of Hamner Avenue and East of Jamestown.</p> <p>Planner: Cathy Perring</p>	<p>Landscape plans submitted for review July 14, 2016.</p> <p>Provided comments to applicant on August 4, 2016.</p> <p>Approved on September 27, 2016 and sent to applicant. Awaiting for plans signed by JCSD.</p>	Approved

Map ID	Project	Notes	Current Activity
30.	<p>Costco Major Development Review and Conditional Use Permit Project No. PLN 16-00020</p> <p>Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave.</p> <p>Major Development Review for the construction of approximately 158,000 square-foot Costco Warehouse building with a tire center and outdoor food court area at the commercial portion of the Goodman Commerce Center. Two Conditional Use Permits for the operation of the tire center and for the sale of alcohol. The tire center includes retail sales and installation area that will occupy approximately 5,200 square feet of building. A fueling station and car wash are proposed directly off Hamner Ave.</p> <p>Planner: Cathy Perring</p>	<p>Applicant submitted plans on August 22, 2016. Routed to reviewing departments for comments.</p> <p>Received revised landscape plans on August 29, 2016.</p> <p>Meeting with applicant to discuss initial comments on site layout was held on September 7, 2016.</p> <p>September 14, 2016—Applicant will be revising the proposed site plan per staff's suggestion to move the gas station to the north to reduce traffic congestion as the signalized intersection on Hamner Avenue.</p> <p>Provided comments to applicant on October 4, 2016.</p> <p>Waiting for revised plans from applicant. Tentative delivery date 10-20-16.</p> <p>Received revised plans from applicant on October 31, 2016. Plans routed to various departments for review.</p>	<p>In Review.</p> <p>Planning Commission Hearing on November 19, 2016.</p>
31.	<p>TUP for Stu Miller's Pumpkin Patch Project No. PLN 16-00021</p> <p>Project location: 12930 Limonite Avenue (APN: 152-640-001) – Eastvale Gateway South retail center</p> <p>Planner: Malinda Lim</p>	<p>Applicant submitted plans on August 10, 2016. Routed to reviewing departments for comments.</p> <p>Provided comment letter to applicant on September 1, 2016.</p> <p>Approved on September 22, 2016.</p>	<p>In Operation</p>
32.	<p>TUP for Stu Miller's Christmas Tree Lot Project No. PLN 16-00022</p> <p>Project location: 12930 Limonite Avenue (APN: 152-640-001) – Eastvale Gateway South retail center</p> <p>Planner: Malinda Lim</p>	<p>Applicant submitted plans on August 10, 2016. Routed to reviewing departments for comments.</p> <p>Provided comment letter to applicant on September 1, 2016.</p> <p>Approved on September 22, 2016.</p>	<p>In Operation</p>

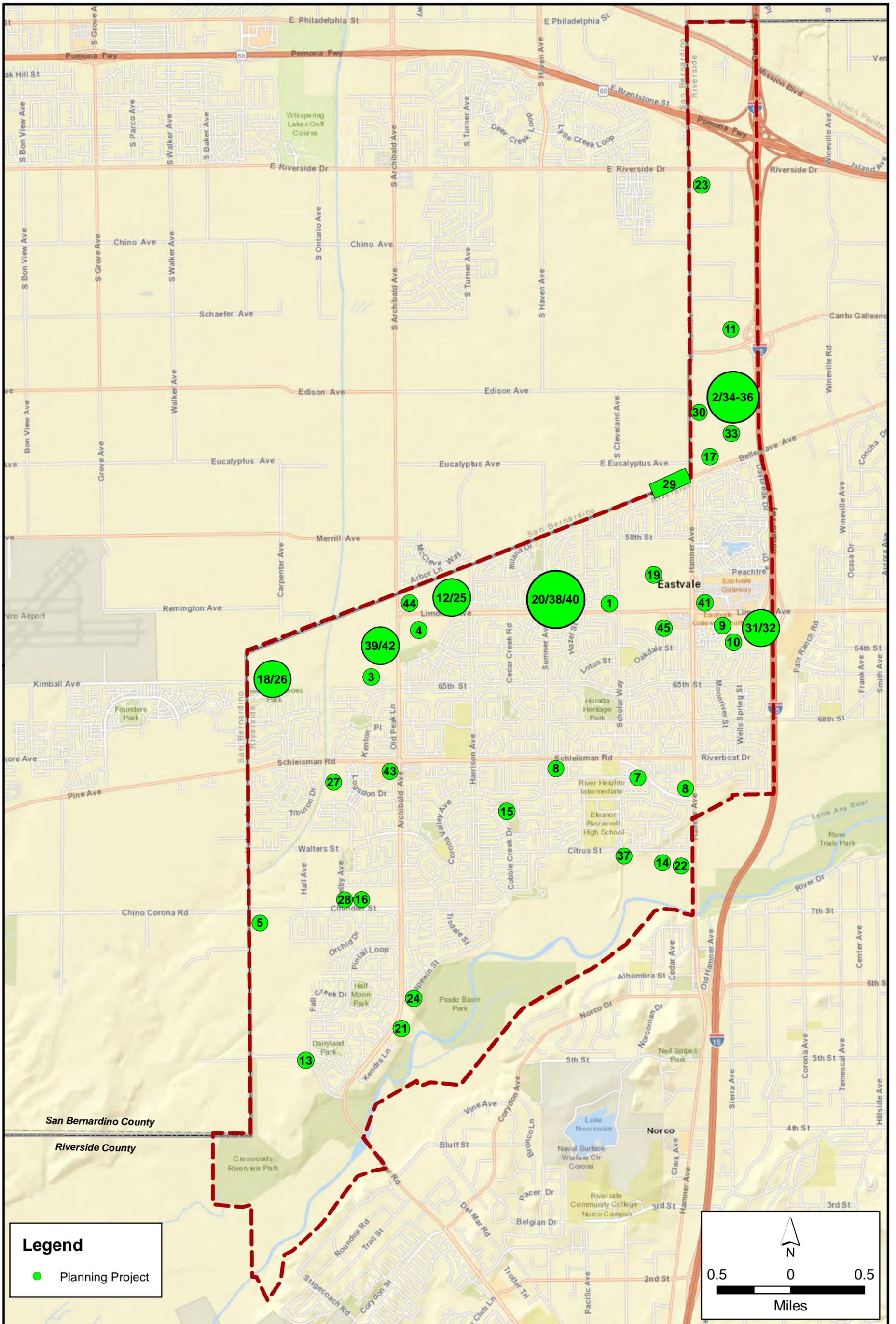
Map ID	Project	Notes	Current Activity
33.	<p>Minor Development Review for Amazon Shepherd's Hook Fencing Project No. PLN 16-00025</p> <p>Project location: SWC Cantu Galleano Ranch Rd. and 15 Freeway</p> <p>Minor Development Review for the revision/replacement of the perimeter fencing to a shepherd's hook at the truck yard for buildings 1 and 2 and for the revision/replacement of the rolling gates with spear hook on the east side of the building.</p> <p>Planner: Yvette Noir</p>	<p>Applicant submitted plans on August 23, 2016.</p> <p>Planning Commission approved project on September 21, 2016.</p>	Approved
34.	<p>Goodman Major Development Plan, Conditional Use Permit, and Specific Plan Amendment for Off Site Parking, Increase Building Height in Industrial Areas, and Pedestrian Overcrossing of Goodman Way Project No. PLN 16-00026</p> <p>Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave.</p> <p>Major Development Plan, Conditional Use Permit, and Specific Plan Amendment for Goodman Commerce Center for Amazon off-site parking located west of Goodman Way in planning area 5. The SPA will be amended to increase building height in the industrial planning areas from fifty feet to fifty-five feet.</p> <p>Planner: Eric Norris</p>	<p>Applicant submitted plans on September 1, 2016. Routed plans to reviewing departments for comments.</p> <p>September 14, 2016—Applicant is also requesting an amendment to the Specific Plan to increase the size of the freeway-oriented “pylon” sign and to allow larger temporary for sale/for lease signs.</p> <p>The applicant is also preparing designs for the proposed pedestrian bridge, which were not included in the original submittal.</p> <p>Received plans for pedestrian bridge on September 21, 2016. Provided comments to applicant on October 7, 2016. Applicant provided revised plans for the pedestrian bridge on October 10, 2016.</p> <p>Planning Commission hearing on October 19, 2016; Commissioners approved project, contingent on Council approval of proposed Specific Plan amendment.</p>	City Council hearing on November 9, 2016.

Map ID	Project	Notes	Current Activity
35.	<p>Goodman Commerce Center Tentative Parcel Map No. 37208 Project No. PLN 16-00027</p> <p>Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave.</p> <p>Tentative Parcel Map review for a portion of the GCC site. This map will create parcels within approximately 80 acres of the Goodman Commerce Center to include parcels for a Costco, a gas station, parking for Amazon building 2 on the west side of Goodman Way, and retail sites.</p> <p>Planner: Yvette Noir</p>	<p>Applicant submitted plans on September 1, 2016. Routed plans to reviewing departments for comments.</p> <p>September 14, 2016—Applicant will be preparing revised parcel map to reflect the relocation of the proposed Costco gas station.</p> <p>Waiting for revised tentative map.</p>	<p>Tentative Planning Commission meeting on December 21, 2016.</p>
36.	<p>Goodman Retail Center Major Development Plan Project No. PLN 16-00028</p> <p>Project location: SEC Cantu Galleano Ranch Rd. and Hamner Ave.</p> <p>Major Development Review for retail center adjacent to Costco at the Goodman Commerce site.</p> <p>Planner: Cathy Perring and Yvette Noir</p>	<p>Applicant submitted plans on September 1, 2016. Routed plans to reviewing departments for comments.</p> <p>September 14—Met with the applicant and discussed the submittal of revised plans that show only those buildings proposed to be constructed at this time. Revised submittal expected prior to Sept 28.</p> <p>Awaiting for revised plans from applicant.</p>	<p>Tentative Planning Commission meeting on December 21, 2016.</p>
37.	<p>General Plan Amendment (GPA) to High Density Residential and Change of Zone (COZ) to R-3 for 13000 Citrus St. Project No. PLN 16-00029 and PLN 16-00030</p> <p>Project location: SEC of Citrus St. and Scholar Way</p> <p>Planner: Eric Norris and Yvette Noir</p>	<p>Applicant had a meeting with the Planning Director and submitted his application on September 7, 2016.</p> <p>Traffic, air quality, greenhouse gas studies are currently under way. Noise analysis will be started shortly. Preparation of an Initial Study will begin shortly, with completion pending the receipt of all technical studies.</p>	<p>Tentative Planning Commission Hearing on December 21, 2016.</p>

Map ID	Project	Notes	Current Activity
38.	<p>Eastvale Marketplace Sign Program Project No. 15-0958/PLN 16-00031 (See No. 20 on the list)</p> <p>Project location: Northeast Corner of Limonite and Sumner Avenues</p> <p>Planner: Yvette Noir and Malinda Lim</p>	<p>Applicant submitted sign program on September 12, 2016; awaiting for formal application and deposit.</p> <p>Received application and payment for sign program on September 19, 2016. Sign program is currently under review.</p>	In Review
39.	<p>The Campus (formerly known as Providence Business Park) Amendment to Major Development Review (DR) Project No. PLN 16-00032 (See No. 6 and No. 42 on the list)</p> <p>Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038)</p> <p>Planner: Cathy Perring and Yvette Noir</p>	Applicant submitted application on September 22, 2016. Routed to reviewing departments for comments.	In Review
40.	<p>Smart & Final Express Letter of Public Convenience Notice (PCN) Project No. PLN 16-00033</p> <p>Project location: 13346 Limonite Avenue, NEC of Limonite Ave. and Sumner Ave. at the Eastvale Marketplace</p> <p>Planner: Malinda Lim</p>	Applicant submitted applicant for Letter of Public Convenience or Necessity on September 26, 2016.	City Council hearing on November 9, 2016.
41.	<p>Luna Grill Conditional Use Permit for Alcohol Sales Project No. PLN 16-00034</p> <p>Project Location: Eastvale Gateway North Shopping Center next to Blaze Pizza</p> <p>Planner: Brianne Reyes</p>	<p>Received application on September 9, 2016 and check on September 29, 2016. Staff contacted applicant on September 30, 2016 for submittal materials.</p> <p>Sent incompleteness letter to applicant on September 18, 2016.</p>	Awaiting for additional submittal materials.

Map ID	Project	Notes	Current Activity
42.	<p data-bbox="195 175 548 277">The Campus Sign Program Project No. PLN 16-00035 (See No. 6 and 39 on this list)</p> <p data-bbox="195 318 774 420">Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038)</p> <p data-bbox="195 461 464 488">Planner: Cathy Perring</p>	<p data-bbox="804 175 1425 203">Applicant submitted application on October 3, 2016.</p>	<p data-bbox="1808 175 1919 203">In Review</p>
43.	<p data-bbox="195 500 747 634">Medical Office Building and Dialysis Center at The Marketplace at The Enclave Major Development Review Project No. PLN16-00038</p> <p data-bbox="195 675 762 846">Project location: 14252/14260 Schleisman Rd The southwest corner of Archibald Ave. and Schleisman Rd. at The Marketplace at The Enclave shopping center (144-860-018 and 114-860-020)</p> <p data-bbox="195 886 762 1094">Major Development Review application for the construction of a 30,000 sq. ft. two story medical office building and a 10,000 sq. ft. dialysis center at the address referenced above. The buildings will cover the empty lot at the south end of the shopping center.</p> <p data-bbox="195 1138 436 1166">Planner: Yvette Noir</p>	<p data-bbox="804 500 1440 527">Applicant submitted application on October 13, 2016.</p>	<p data-bbox="1808 500 1919 527">In Review</p>
44.	<p data-bbox="195 1174 747 1276">Pre-Application for Shea Properties on NEC of Limonite Ave. and Archibald Ave. Project No. PLN16-00039</p> <p data-bbox="195 1317 741 1382">Project location: Northeast corner of Limonite Ave. and Archibald Ave.</p> <p data-bbox="195 1422 436 1450">Planner: Yvette Noir</p>	<p data-bbox="804 1174 1440 1201">Applicant submitted application on October 17, 2016.</p>	<p data-bbox="1808 1174 1919 1201">In Review</p>

Map ID	Project	Notes	Current Activity
45.	<p data-bbox="186 175 785 240">Rubios Conditional Use Permit for Alcohol Sales Project No. TBD</p> <p data-bbox="186 280 785 345">Project Location: Cloverdale Marketplace Shopping Center next to Subway</p> <p data-bbox="186 386 785 414">Planner: TBD</p>	Application has not yet been submitted.	Awaiting formal application and deposit.



Current Projects
 Eastvale Planning
 November 2016