



**CITY OF EASTVALE**  
**SPECIAL JOINT MEETING OF THE CITY COUNCIL**  
**AND PLANNING COMMISSION**

**Eastvale City Hall**  
**12363 Limonite Ave, Suite 910, Eastvale, CA 91752**  
**Wednesday, March 16, 2022**  
**6:30 P.M.**

**City Councilmembers**

Clint Lorimore, Mayor  
Todd Rigby, Mayor Pro Tem  
Christian Dinco, Councilmember  
Brandon Plott, Councilmember  
Jocelyn Yow, Councilmember

**Planning Commissioners**

Houston Laney, Chair  
Kevin Mensen, Vice-Chair  
Andrea Hove, Commissioner  
Josh Lee, Commissioner  
Michael Rochelle, Commissioner

Bryan Jones, City Manager  
Erica Vega, City Attorney (Contract Legal Services)  
Marc A. Donohue, City Clerk/Communications Director

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

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



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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

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

5. **WORKSHOP**

5.1 **Joint Workshop of the Planning Commission and the City Council for the Revision to the Leal Master Plan and Addendum to the Certified Environmental Impact Report**

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission and City Council:

1. Conduct a public workshop
2. Discuss the developers proposal;
3. Receive public comment regarding the proposal;
4. Direct staff as deemed appropriate.

**ADJOURNMENT** – The next regular meeting of the Eastvale City Council is scheduled for Wednesday, March 23, 2022, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

**AFFIDAVIT OF POSTING**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale ([www.eastvaleca.gov](http://www.eastvaleca.gov)), not less than 24 hours prior to the meeting.

Marc A. Donohue, MMC  
City Clerk/Communications Director



## **AGENDA STAFF REPORT**

**City Council Meeting**

**WORKSHOP**

**Agenda Item No. 5.1**

**March 16, 2022**

### **Joint Workshop of the Planning Commission and the City Council for the Revision to the Leal Master Plan and Addendum to the Certified Environmental Impact Report**

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#### **Prepared By:**

Gina Gibson-Williams, Community Development Director

#### **Recommended Action(s)**

Staff recommends that the Planning Commission and the City Council:

1. Conduct a public workshop;
2. Discuss the Developer's current proposal;
3. Receive public comment regarding the proposal; and
4. Direct staff as deemed appropriate.

#### **Summary**

In December of 2017, the City of Eastvale adopted the Leal Master Plan and certified the Environmental Impact Report to facilitate the development of the 153-acre Leal property. The Leal property boundaries are 58th Street, Hamner Avenue, Limonite Avenue, and Scholar Way. The Leal property is a former agricultural site and dairy that is no longer in use. The Leal Master Plan establishes the community's vision as a vibrant mixed-use retail, office, hotel, housing, public space and civic center. In 2021, the property owner entered into escrow with the developer, The New Home Company, to purchase the land and develop the site.

The Joint Workshop is designed as a forum for the City Council, the Planning Commission and the public to identify desired outcomes for the proposed project. The project and all entitlement

applications are currently scheduled for public hearings by the Planning Commission on April 25, 2022 and the City Council on May 11, 2022.

## **Background**

### ***Entitlement***

The developer submitted the following applications for consideration by the City:

1. An Addendum to the Environmental Impact Report (EIR) for the Leal Master Plan;
2. An Amendment to the Leal Master Plan;
3. A Development Agreement;
4. A Tentative Tract Map; and
5. A Major Development Plan Review.

### ***Addendum to the Previously Certified EIR***

An addendum to the EIR has been prepared and consists of an environmental analysis and technical studies. The purpose of this Addendum is to analyze any potential differences between impacts identified in the Final EIR and potential impacts that may be associated with the proposed Project.

### ***Amendment to the Leal Master Plan***

The applicant intends to modify the approved Leal Master Plan. The modified plan consists of several uses including:

- Civic Center
- Library
- Police Station
- Fire Station
- 14 acres of parks/open space and a private recreation center
- 595,000 square feet of retail/commercial and lifestyle center
- up to 2,500 homes.

### ***Development Agreement***

The Development Agreement is a voluntary contract between the City of Eastvale and The New Home Company which provides security for both sides tied to a development project. The Development Agreement is a legislative act authorized by the California Government Code and local ordinance. With a Development Agreement, the City realizes benefits it could not normally secure via the traditional approval process. The Developer mitigates risk against future changes to the rules governing land use entitlements.

### ***Tentative Tract Map***

The property consists of six parcels. The proposed Tentative Map will divide the six parcels into subdivisions to be developed in three phases along with public improvements and infrastructure.

### ***Major Development Plan Review***

A Major Development Plan application will establish the conceptual site plan and development standards for the project in conjunction with the revised Leal Master plan.

### ***Public Outreach by the Developer***

The developer launched a social media presence on Facebook and Instagram and developed a website to inform the public about the project. The public can sign up on the website to receive information about the proposed project and provide input. The website address is [www.downtowneastvale.com](http://www.downtowneastvale.com).

At the Joint Workshop, the developer will present the project, the entitlements and the public outreach plan. The City Council and Planning Commission will review the presentation, discuss the proposal and receive input from the public.

## **Environmental**

An Addendum to the EIR for the Leal Master Plan is being prepared for this project and will be included in the documents for consideration during the public hearing process for the project.

## **Strategic Plan Action - Priority Level: 1 | Target #: 2 | Goal #: 3**

As proposed, the project will meet several of the goals outlined in the 2021 Eastvale Strategic Plan:

1. Attract and retain businesses that align with diverse community needs and provide choices;
2. Create “Destination Eastvale” with high quality and unique businesses;
3. Develop and Construct Civic Center (City Hall, Library, Police substation, and 3rd Fire Station); and
4. Diversify the housing stock with more options

## **Fiscal Impact**

The workshop has no fiscal impact. The fiscal impact of the proposal will be analyzed and included in the documents for consideration during the public hearing process.

## **Prior City Council/Commission Action**

The Leal Master Plan and Environmental Impact Report were approved by the City Council in 2017.

## **Attachment(s)**

[Attachment - Planning Areas](#)



