



Regular Planning Commission Meeting Agenda

**Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Wednesday, September 16, 2026**

Planning Commission

April Rodriguez-Plott
Chair

Trinidad Lomeli
Vice Chair

Andrea Hove
Commissioner

Josh Lee
Commissioner

Michael Rochelle
Commissioner

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Additions/Revisions**

The Planning Commission may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Planning Commission. If there is less than 2/3 of the Planning Commission members present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

- 5. Presentations/Announcements**
- 6. Public Comment**

Any member of the public may address the Planning Commission on items within the Planning 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 Planning Commission and do not engaged in dialogue with individual members, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

- 7. Consent Calendar**

Consent Calendar items are normally enacted in one motion. The Planning Commission may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

7.1. Planning Commission Meeting Minutes

Submitted by:

Recommended Action(s):

Staff recommends that the Planning Commission approve the meeting minutes from the regular meeting on May 20, 2026, and the special meeting on June 22, 2026.

7.2. Planning Division Updates

Submitted by: David Murray, City Planner

Recommended Action(s):

Staff recommends that the Planning Commission receive and file the Planning Division Update.

7.3. Public Works Department Update

Submitted by: Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s):

Staff recommends that the Planning Commission receive and file the Public Works Department Update.

8. Public Hearings

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the members. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

8.1. PLN25-20086 Tentative Tract Map 38596 and PLN25-20087, PLN25-20088, PLN25-20089, PLN25-20090, PLN25-20091, PLN25-20092, PLN25-20093, PLN25-20094, and PLN25-20095 Major Development Reviews for Phase C of the Eastvale Square Development – Risewell Homes

Submitted by: Jamie Cerda, Principal Planner

Recommended Action(s):

Staff recommends that the Planning Commission take the following actions:

1. Find the project consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162;
2. Adopt a resolution approving Tentative Tract Map 38596 (PLN25-20086) a request to subdivide 44.47 acres into 73 buildable lots and 13 lettered lots for condominium, multi-family residential, open space, and public right-of-way purposes, subject to the recommended conditions of approval;

3. Adopt a resolution approving PLN25-20087 a Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase C of The Risewell Homes master development project, subject to the recommended conditions of approval;
4. Adopt a resolution approving PLN25-20088 a Major Development Review for the master site planning and architecture of Planning Area 7B (PA 7B) of the Leal Master Plan to accommodate 72 multi-family (i.e. 6-plex) residential units, with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
5. Adopt a resolution approving PLN25-20089 a Major Development Review for the master site planning and architecture of Planning Area 7C (PA 7C) of the Leal Master Plan to accommodate 80 single-family (duplex) residential units with associated parking areas, landscaping, and open space amenities, subject to recommended conditions of approval;
6. Adopt a resolution approving PLN25-20090 a Major Development Review for the master site planning and architecture of Planning Area 12A (PA 12A) of the Leal Master Plan to accommodate 72 single-family detached residential units with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
7. Adopt a resolution approving PLN25-20091 a Major Development Review for the master site planning and architecture of Planning Area 12B (PA 12B) of the Leal Master Plan to accommodate 87 single-family (duplex) residential units, with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
8. Adopt a resolution approving PLN25-20092 a Major Development Review for the master site planning and architecture of Planning Area 12C (PA 12C) of the Leal Master Plan to accommodate 73 single-family detached residential units with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
9. Adopt a resolution approving PLN25-20093 a Major Development Review for the master site planning and architecture of Planning Area 13A (PA 13A) of the Leal Master Plan to accommodate 64 single-family detached residential units with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
10. Adopt a resolution approving PLN25-20094 a Major Development Review for the master site planning and architecture of Planning Area 13B (PA 13B) of the Leal Master Plan to accommodate 32 single-family detached residential units with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval; and
11. Adopt a resolution approving PLN25-20095 a Major Development Review for the master site planning and architecture of Planning Area 13C (PA 13C) of the Leal Master Plan to accommodate 39 single-family detached residential units and 10 single-family (duplex) residential units with associated parking areas and landscaping, subject to the recommended conditions of approval.

9. Planning Commission Business

10. City Staff Reports

11. Commission Communications

12. Adjournment

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, October 21, 2026, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

13. Affidavit of Posting

I, Marc Donohue or my designee, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov), not less than 72 hours prior to the meeting.

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.

If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Human Resources and Risk Management at humanresources@eastvaleca.gov or (951)703-4430 at least 72 business hours in advance to request an auxiliary aid or accommodation.

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