

MINUTES CITY OF EASTVALE

**City Council Regular Meeting
Wednesday, April 26, 2017
6:30 P.M.**

**Rosa Parks Elementary School
Multipurpose Room
13830 Whispering Hills Drive
Eastvale, CA 92880**

1. CALL TO ORDER

A regular meeting of the Eastvale City Council was called to order on April 26, 2017, at 6:36 p.m. by Mayor Tessari.

2. ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

Present:

Mayor Tessari, District 2
Mayor Pro Tem Lorimore, District 3
Council Member Rigby, District 1
Council Member Rush, District 4
Council Member Plott, District 5

Absent:

None

Also present were:

City Manager Michele Nissen	City Attorney John Cavanaugh
Assistant City Clerk Steven Aguilar	Planning Director Eric Norris
Planning Manager Kanika Kith	Environmental Manager Mark Teague
Senior Administrative Analyst Alia Rodriguez	Interim Finance Director James Riley
Battalion Chief Justin Scribner	Lieutenant Scott Forbes

INVOCATION

Pastor Mark Lee of Vantage Point Church offered the invocation.

PLEDGE OF ALLEGIANCE

Council Member Rigby led the assembly in the Pledge of Allegiance to our Flag.

3. PRESENTATIONS/ANNOUNCEMENTS

3.1 Recognition of WRCOG Fellow Christine Jamoralin

City Manager Nissen commended former WRCOG Fellow Christine Jamoralin for her dedication to Eastvale City Hall and provided an overview of the projects she completed during her time with the City.

Mayor Tessari invited the City Council up to the speaker's podium to present a certificate of recognition to Christine.

At the request of City Manager Nissen, the Council added a Presentation/Announcement item known as Item 3.1 – Introduction of Code Enforcement Officer Kenny Waldecker.

3.2 Introduction of Code Enforcement Officer Kenny Waldecker

City Manager Nissen introduced Code Enforcement Officer Kenny Waldecker to the City Council and residents. She provided a brief background of his qualifications and skills. Officer Waldecker thanked the City Council for the opportunity and stated he looked forward to working with the community.

4. STUDENT LIAISON REPORT

Natalie Diaz, Student Liaison, was not present for the meeting.

5. PUBLIC COMMENT

Mayor Tessari opened the Public Comments portion of the meeting

Ray Hernandez, Eastvale resident, provided the City Council with statistics on mailbox crimes and spoke about the new USPS program that allows mailbox customers to preview their mail online before it's mailed.

Dickie Simmons, Eastvale resident, congratulated City staff and the City Council on the work done for SB 1. He stated that if the Vehicle License Fee funding returns, he would like the City Council to allocate funding for a new motor officer and provide just compensation for the City Manager.

Mayor Tessari closed the Public Comments portion of the meeting.

6. CONSENT CALENDAR

6.1 Waive Reading of Ordinances and Resolutions

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously by those present to waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code.

6.2 City Council Meeting Minutes

On motion of Council Member Rush and second by Council Member Rigby, the Council voted to approve the minutes from the budget workshop and regular meeting held on April 12, 2017.

6.3 Warrant Register

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to Approve the Payment of Warrants as Submitted by the Finance Department.

6.4 Eastvale Connection

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to receive and file the Eastvale Connection.

6.5 Public Information Officer Monthly Summary

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to receive and file the Public Information Officer Monthly Summary.

6.6 Planning Department Update

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to receive and file the Planning Department Update.

6.7 Public Works Department Update

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to receive and file the Public Works Department Update.

6.8 Approval of Parcel Map No. 37046 – Northwest Corner of Limonite Avenue and Harrison Avenue

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to Adopt Resolution No. 17-XX Approving Parcel Map No. 37046 – Project No. 14-1398.

6.9 Acceptance of Public Improvements of Tract 36382, Lennar Homes of California, Inc. – South of Citrus Street at Sumner Avenue

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to Adopt Resolution No. 17-XX Accepting as Complete the Public Improvements for Tract 36382, and Direct Staff to File Respective Notices of Completion – Project 12-0275.

6.10 Storm Drain Cooperative Agreement with Riverside County Flood Control District and Campus Eastvale Property Owners LLC – Parcel Map 35865, Archibald Avenue

On motion of Council Member Rush and second by Council Member Rigby, the Council voted unanimously to Approve the Cooperative Agreement with Riverside County Flood Control and Water Conservation District and Campus Eastvale Property Owner LLC for Eastvale Master Drainage Plan Line F-3, Stage 1.

7. PUBLIC HEARINGS

7.1 Continued from the April 12, 2017, Regular City Council Meeting
Project No. 12-0051 – “Eastvale Crossings” (Walmart) Retail Center – General Plan Amendment and Change of Zone for the eastern half of the project site to allow commercial development, Major Development Review for the development of an approximately 192,000-square-foot proposed Walmart store, Conditional Use Permit to operate a drive-through pharmacy at the proposed Walmart store, two Conditional Use Permits to allow two other drive-through facilities on two outparcels located within the retail center, a Conditional Use Permit to allow alcohol sales at the proposed Walmart store, a Conditional Use Permit to allow alcohol sales in a future gasoline service station located within the retail center, Tentative Tract Map to subdivide the project site of approximately 24.68-acre into six parcels, and a Variance from the parking lot and shading requirements for a portion of the parking lot in front of the proposed Walmart. The proposed retail center is located at the southwest corner of Limonite Avenue and Archibald Avenue.

Mayor Tessari stated that since this was a continued Public Hearing item from the April 12, 2017, regular City Council meeting, the Assistant City Clerk would be calling speakers who did not speak at the last public hearing. Those who did speak at the last hearing would not be allocated additional time for this hearing.

Eric Norris, Planning Director, provided a detailed PowerPoint presentation on the project and answered related questions from the City Council.

Assistant City Clerk Aguilar stated for the record that 124 opposition cards were received prior to the meeting and all written comments received have been forwarded to the City Council and entered in the record (**Exhibit A**). The written comments provided to the City Council were received between the dates of April 13, 2017 through April 26, 2017.

Mayor Tessari continued the public comment portion of the Public Hearing at this time.

The following spoke/provided public comments forms in support of the item:

- Becky Cisneros
- Jill Williams
- Ozzie Osborn
- Lori Schmidt
- Sam and Lorraine Lombardo
- Mark Steffen

The following spoke/provided public comment forms in opposition of the item:

- Alejandro Carmona
- James S. Dalton
- Courtney Ross-Tait
- Natalie Weaver
- Abhilasha Chavaly (sp?)
- Chetna Nayyar (sp?)
- Manjit Kahlon (sp?)
- Karen Hampton
- Joe Araujo
- Hari Kandaswamy (sp?)
- Robert Sanchez
- Michael and Linda Marleaux

The following expressed concerns on the item:

- Joyce Holguin
- Jessica Flores
- Kendra Blasingame (sp?)

Mayor Tessari closed the Public Hearing at 8:10PM.

Jonathan Shardlow, Applicant, answered questions regarding the proposed project and introduced Troy Metier, Market Asset Protection Manager, who would be the primary contact for the on-site security company. Mr. Metier answered questions regarding security at the proposed Walmart from the Council.

The City Council thanked each resident for their participation during the Public Hearing item. Mayor Tessari requested for a motion on the proposed recommendations. City Attorney Cavanaugh stated that the Council should vote on each proposed recommendation individually.

On motion of Mayor Pro Tem Lorimore and second by Council Member Rigby, the Council voted unanimously to Adopt a Resolution Certifying an Environmental Impact Report and Adopting a Statement of Overriding Considerations pursuant to the California Environmental Quality Act.

On motion of Mayor Pro Tem Lorimore and second by Council Member Rigby, the Council voted unanimously to Adopt a Resolution approving a General Plan Amendment for the eastern half of the site from Light Industrial to Commercial Retail.

On motion of Council Member Rigby and second by Mayor Pro Tem Lorimore, the Council voted unanimously to Adopt an Ordinance approving a Change of Zone for the eastern half of the site from Manufacturing-Service Commercial to General Commercial.

On motion of Council Member Rigby and second by Council Member Plott, the Council voted unanimously to Adopt a Resolution approving a Major Development Review for the development of an approximately 192,000-square-foot Walmart store and associated improvements within the retail center, subject to conditions of approval.

On motion of Council Member Plott and second by Mayor Pro Tem Lorimore, the Council voted unanimously to Adopt a Resolution approving a Conditional Use Permit to operate a drive-through pharmacy for the proposed Walmart store, subject to conditions of approval.

On motion of Mayor Pro Tem Lorimore and second by Council Member Plott, the Council voted unanimously to Adopt a Resolution approving two Conditional Use Permits to allow two drive-through facilities on two parcels located in the retail center, subject to conditions of approval.

On motion of Council Member Plott and second by Mayor Pro Tem Lorimore, the Council voted unanimously to Adopt a Resolution approving a Conditional Use Permit to allow alcohol sales in the proposed Walmart, subject to conditions of approval.

On motion of Mayor Pro Tem Lorimore and second by Council Member Plott, the Council voted unanimously to Adopt a Resolution approving a Conditional Use Permit to allow alcohol sales (beer and wine only) in a future gasoline service station located in the retail center, subject to conditions of approval.

On motion of Council Member Rigby and second by Mayor Pro Tem Lorimore, the Council voted unanimously to Adopt a Resolution approving a Tentative Tract Map No. 35061 for the subdivision of approximately 24.68 acres into five commercial parcels and one detention basin parcel, subject to conditions of approval.

On motion of Mayor Tessari and second by Mayor Pro Tem Lorimore, the Council voted unanimously to Adopt a Resolution approving a Variance from the parking lot landscaping and shading requirements of the Zoning Code for a portion of the parking lot in front of the proposed Walmart store.

7.2 Project No. 15-06023 – Sendero Revised Conditions of Approval for Tentative Tract Map No. 36775 – Revisions to Conditions of Approval 24 and 25 to modify the timing for the development of Blossom Park and the public recreational area (non-gated area) on Lot 75

Mayor Pro Tem Lorimore and Council Member Rigby recused themselves from this item due to a potential conflict and left the dais.

Planning Manager Kith provided a PowerPoint presentation and answered related questions.

Mayor Tessari opened the Public Hearing at 9:34 p.m. Hearing no response, Mayor Tessari closed the Public Hearing at 9:35PM.

On motion of Council Member Rush and second by Council Member Plott, the Council voted to approve the Proposed Revisions to the Conditions of Approval 24 and 25, changing the Timing of Public Park Improvements.

Mayor Pro Tem Lorimore and Council Member Rigby were noted as abstentions and returned to the dais.

Mayor Tessari stepped away from the dais at 9:37PM.

Mayor Tessari returned to the dais at 9:39PM.

7.3 Project No. PLN17-20003 – Chevron Service Station Letter of Public Convenience and Necessity to allow alcohol sales for off-site consumption at 12515 Riverside Drive (southeast corner of Hamner Avenue and Riverside Avenue)

Eric Norris, Planning Director, provided the PowerPoint presentation and answered related questions.

Mayor Tessari opened the Public Hearing at 9:40 p.m. Hearing no response, Mayor Tessari closed the Public Hearing at 9:41 p.m.

On motion of Council Member Rush and second by Mayor Pro Tem Lorimore, the Council voted unanimously to Adopt Resolution 17-XX issuing a Letter of Public Convenience and Necessity for Chevron located at 12515 Riverside Drive to allow the sale of alcohol for off-site consumption and directing staff to forward the City Council's determination to the Department of Alcoholic Beverage Control.

8. CITY COUNCIL BUSINESS

7.1 Extension of Contract Services for Code Enforcement Staff Augmentation

City Manager Nissen provided the staff report and answered related questions.

On motion of Council Member Rush and second by Mayor Tessari, the Council voted unanimously to:

1. Adopt an Extension of Time and Funding for Contract Services to Augment Code Enforcement Staffing Levels
2. Authorize the City Manager to Execute all Necessary Documents

9. CITY MANAGER/CITY STAFF REPORT

There was no report.

10. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

Council Member Rigby stated that he received a resignation from Public Safety Commissioner David Flores. He commended Commissioner Flores for his hard work and dedication to the City.

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Mayor Pro Tem Lorimore commended staff for working on the Grand Opening of Fire Station 31 event and the Eleanor Roosevelt High School Boys Basketball team parade.

10.1 League of California Cities

Mayor Pro Tem Lorimore stated that on April 20 he attended a League of California Cities Board of Directors meeting in Sacramento.

- Executive Committee (Lorimore)
- Public Safety Committee (Tessari)
- Transportation, Communication, and Public Works (Lorimore)
- Governance, Transparency, and Labor Relations (Tessari)

10.2 Southern California Association of Governments

Mayor Pro Tem Lorimore stated that he attended a Legislative Affairs Committee meeting. He encouraged the City Council to attend the SCAG General Assembly meeting in May.

10.3 Western Riverside County of Governments

There was no update provided.

10.4 Riverside Transit Agency

There was no update provided.

10.5 Northwest Mosquito and Vector Control District

There was no update provided.

10.6 Riverside County Transportation Commission

There was no update provided.

10.7 Western Riverside County Regional Conservation Agency

There was no update provided.

10.8 JCSD Parks Commission

Council Member Rigby stated the JCSD Parks Commission met on April 20 to revisit the idea of the community garden. He also stated the Commission discussed the condition of the parks and the Board plans to address the issue.

10.9 Special Events

There was no update provided.

11. CLOSED SESSION

Mayor Tessari stated the City Council would be convening to Closed Session to consider the matter identified as 11.1, Conference with Legal Counsel-Existing Litigation.

Mayor Tessari recessed the meeting to Closed Session at 9:50 p.m.

11.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Gov't Code Section 54956.9(a)

Name of case: City of Eastvale v. County of Riverside, et al.

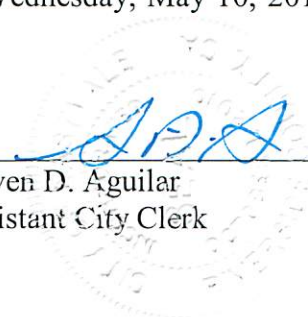
Riverside Superior Court Case No. RIC1513629

Mayor Tessari reconvened the meeting at 9:56 p.m.

12. CLOSED SESSION REPORT

City Attorney Cavanaugh stated there was no reportable action on the item.

- 11. ADJOURNMENT** – Mayor Tessari adjourned the meeting at 9:57 p.m. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, May 10, 2017, at 6:30 p.m.



Steven D. Aguilar
Assistant City Clerk

First_Name	Last_Name	Support/Oppose	Date Rec'd	Date Acknowledged
Bashir	Saiid	Oppose	4/13/2017	4/13/2017
Rosa and Gina	Solis/Correia	Oppose	4/13/2017	4/13/2017
Tim	Graven	Support	4/19/2017	4/19/2017
Gina	Cruz	Support	4/19/2017	4/19/2017
Frank	Q.	Support	4/19/2017	4/19/2017
Lodis	Woodmore	Support	4/19/2017	4/19/2017
Gurpreet	Laur	Support	4/19/2017	4/19/2017
Joe	Sher	Support	4/19/2017	4/19/2017
Nelson	Young	Support	4/19/2017	4/19/2017
Richard	Hsu	Support	4/19/2017	4/19/2017
Paula	Fernandez	Support	4/19/2017	4/19/2017
Ben	Correa	Support	4/19/2017	4/19/2017
Robert	Chik	Support	4/19/2017	4/19/2017
Lisa	Loffelmacher	Support	4/19/2017	4/19/2017
John	Allen	Support	4/19/2017	4/19/2017
Peter	Cozzitarto	Support	4/19/2017	4/19/2017
Charles and Dixie	Bell	Support	4/19/2017	4/19/2017
Jerald	Klocek	Support	4/19/2017	4/19/2017
Ramses	Wassif	Support	4/20/2017	4/20/2017
Cristina	Avalos	Support	4/20/2017	4/20/2017
Vance and Elizabeth	Qualls	Support	4/20/2017	4/20/2017
Gary	Lockwood	Support	4/21/2017	4/21/2017
Jorge	Alcaraz	Oppose	4/21/2017	4/21/2017
Julie	Lee	Support	4/21/2017	4/21/2017
Vincent	Lee	Support	4/21/2017	4/21/2017
Candace	Lee	Support	4/22/2017	4/22/2017
Tanisha	Hawkins	Oppose	4/22/2017	4/22/2017
Julie	Cavanagh	Support	4/22/2017	4/22/2017
Anna Larson	Kernes	Support	4/23/2017	4/23/2017
Quita	Hackett	Support	4/24/2017	4/24/2017
Kathy	Hertel	Oppose	4/24/2017	4/24/2017
Samuel and Lorraine	Lombardo	Support	4/25/2017	4/25/2017
Andrea	Hove	Support	4/25/2017	4/25/2017
Mark	Steffen	Support	4/25/2017	4/25/2017
Kongit	Engeda	Oppose	4/25/2017	4/25/2017
Getenet	Kebede	Oppose	4/25/2017	4/25/2017
Rajesh	Nayyar	Oppose	4/25/2017	4/25/2017
Manjit	Kahlon	Oppose	4/25/2017	4/25/2017
Chavaly	Valli	Oppose	4/25/2017	4/25/2017
Raja	Sharma	Oppose	4/25/2017	4/25/2017
Stacy	Colby	Oppose	4/25/2017	4/25/2017
Mohit	Thapar	Oppose	4/25/2017	4/25/2017
Meng	Wang	Oppose	4/25/2017	4/25/2017