



**CITY OF EASTVALE
CITY COUNCIL REGULAR MEETING AGENDA**

**Rosa Parks Elementary School
13830 Whispering Hills Drive, Eastvale, CA 92880
Wednesday, November 9, 2016, at 6:30 P.M.**

City Council

Ike Bootsma, Mayor
Joseph Tessari, Mayor Pro Tem

Councilmembers

Clint Lorimore; Adam Rush; Richard Simmons

Michele Nissen, City Manager
John Cavanaugh, City Attorney

1. CALL TO ORDER

2. ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

Invocation led by Pastor Mark Lee with Vantage Point Church

3. PRESENTATIONS/ANNOUNCEMENTS

At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

No Items.

4. STUDENT LIAISON REPORT

4.1 Update by Natalie Diaz, Student Liaison

5. PUBLIC COMMENT

This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor's, City Council's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form", available at the side table. The completed form is to be submitted to the City Clerk prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

6. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. Public comment is limited to two (2) minutes each with a maximum of (6) minutes.

6.1 Waive Reading of Ordinances and Resolutions

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION: That the City Council 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

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION: Approve the minutes from the regular meeting held on October 26, 2016.

6.3 Warrant Register

Submitted by: James Riley, Interim Finance Director

RECOMMENDATION: Approve the Payment of Warrants as Submitted by the Finance Department.

6.4 Treasurer's Report – Quarter ended September 30, 2016

Submitted by: James Riley, Interim Finance Director

RECOMMENDATION: Receive and file the City's Treasurer Report.

6.5 Eastvale Connection

Submitted by: Daniella McClister, Public Information Officer

RECOMMENDATION: Receive and file.

6.6 Planning Department Update

Submitted by: Eric Norris, Planning Director

RECOMMENDATION: Receive and file.

6.7 Public Works Department Update

Submitted by: Joe Indrawan, City Engineer

RECOMMENDATION: Receive and file.

6.8 Military Banner Program Update

Submitted by: Daniella McClister, Public Information Officer

RECOMMENDATION: Receive and file.

- 6.9 Project No. 11-0271 – Development Agreement with Tarpon Property Ownership 2 LLC

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION: Adopt and read by title only proposed Ordinance No. 2016-06 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE APPROVING A DEVELOPMENT AGREEMENT WITH TARPON PROPERTY OWNERSHIP 2 LLC.

- 6.10 An Ordinance of the City Council of the City of Eastvale, California, amending Chapter 6.72 of the Business Registration Certification Program amending sections 6.72.070 b. and c. establishing an inspection of home occupation businesses – Second Reading

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDATION: Adopt and read by title only proposed Ordinance No. 2016-07 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 6.72 OF THE BUSINESS REGISTRATION CERTIFICATION PROGRAM AMENDING SECTIONS 6.72.070 B. AND C. ESTABLISHING AN INSPECTION OF HOME OCCUPATION BUSINESSES.

- 6.11 Tree Ordinance – Second Reading

Submitted by: Steven Aguilar, Assistant City Clerk

RECOMMENDED ACTION: Adopt a read by title only proposed Ordinance No. 2016-08 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING A CITY TREE BOARD AND ADOPTING REGULATIONS FOR THE PLANTING AND MAINTENANCE OF TREES WITHIN THE CITY.

7. 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 Mayor or a Member of the City Council. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

- 7.1 Project No. PLN16-00033 – Smart & Final Express Letter of Public Convenience and Necessity for off-site liquor sales – located at 13346 Limonite Avenue (the northeast corner of Limonite Avenue and Sumner Avenue.)

Submitted by: Malinda Lim, Assistant Planner

RECOMMENDATION: Adopt Resolution 16-_____ Approving Smart and Final Letter of Public Convenience and Necessity Project No. PLN16-00033 for the Sale of Alcoholic Beverages (Beer, Wine, and Distilled Spirits) and in the Proposed Grocery Store for Off-site Consumption at the Eastvale Marketplace Retail Center Located at the Northeast Corner of Sumner Avenue and Limonite Avenue.

- 7.2 Proposed Amendments to the Goodman Eastvale Commerce Center Specific Plan
Submitted by: Eric Norris, Planning Director

RECOMMENDED ACTION:

1. Adopt the proposed amendments to the Goodman Eastvale Commerce Center Specific Plan, as recommended by the Planning Commission.
2. Approve the first reading of the ordinance entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTERS 2 AND 7 OF THE GOODMAN EASTVALE COMMERCE CENTER AT EASTVALE SPECIFIC PLAN. THE SPECIFIC PLAN ENCOMPASSES APPROXIMATELY 205 ACRES OF REAL PROPERTY LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032.

8. CITY COUNCIL BUSINESS

- 8.1 MONEY Magazine Lapel Pin and Use of City Logo
Submitted by: Daniella McClister, Public Information Officer

RECOMMENDED ACTION:

1. Approve the Provided Design Style as the City of Eastvale MONEY Magazine Lapel Pin and Logo.
2. Select the Purchase Quantity of 500, 1,000, or 2,000 pins.

- 8.2 Provide Direction to the City Attorney's office to Present Additional Regulations Addressing Short-Term Rentals in Residential Zones
Submitted by: John Cavanaugh, City Attorney

RECOMMENDED ACTION: That the City Council provide direction to the City Attorney's office on whether to bring back for Council consideration additional regulations addressing short-term rentals in residential zones in the City of Eastvale.

9. CITY MANAGER/CITY STAFF REPORT

10. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

- 10.1 League of California Cities
 - Executive Committee (Lorimore)
 - Public Safety Committee (Tessari)
- 10.2 Southern California Association of Governments (Lorimore)
- 10.3 Western Riverside Council of Governments (Bootsma)
- 10.4 Riverside Transit Agency (Bootsma)
- 10.5 Northwest Mosquito and Vector Control District (Tessari)
- 10.6 Riverside County Transportation Commission (Rush)
- 10.7 Western Riverside County Regional Conversation Agency (Lorimore)
- 10.8 JCSD Parks Commission (Simmons/Lorimore)
- 10.9 Special Events

ADJOURNMENT – The next regular meeting of the Eastvale City Council is scheduled for Wednesday, December 14, 2016, at 6:30 p.m. at Rosa Parks Elementary School, 13830 Whispering Hills Drive, Eastvale, CA 92880.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City website within 24 hours after the completion of the meeting and are kept on the website for 30 days.

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; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and website of the City of Eastvale (www.eastvale.ca.gov), not less than 72 hours prior to the meeting.

Steven D. Aguilar
Assistant City Clerk



**CITY OF EASTVALE
CITY COUNCIL STAFF REPORT**

ITEM 6.1

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: STEVEN AGUILAR, ASSISTANT CITY CLERK

SUBJECT: WAIVE READING OF STANDARD ORDINANCES AND RESOLUTIONS

RECOMMENDATION: THAT THE CITY COUNCIL WAIVE THE READING OF THE TEXT OF ALL STANDARD ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA EXCEPT AS SPECIFICALLY REQUIRED BY THE GOVERNMENT CODE.

BACKGROUND

The City of Eastvale is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. Unless otherwise required, the full reading of the text of standard ordinances and resolutions is waived.

DISCUSSION

Not Applicable.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

None.

Prepared by: Steven Aguilar, Assistant City Clerk
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

MINUTES CITY OF EASTVALE

**City Council Regular Meeting
Wednesday, October 26, 2016
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 October 26, 2016, at 6:31 p.m. by Mayor Bootsma.

2. ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

Present:

Mayor Bootsma
Mayor Pro Tem Tessari
Councilmember Lorimore
Councilmember Rush

Absent:

Councilmember Simmons

Also present were:

City Manager Michele Nissen
Assistant City Clerk Steven Aguilar
City Engineer Joe Indrawan
Interim Finance Director James Riley
Senior Administrative Analyst Alia Rodriguez
Administrative Analyst I Margo Wuence

City Attorney John Cavanaugh
Planning Director Eric Norris
Chief of Police Jason Horton
Senior Engineer Craig Bradshaw
Public Information Officer Daniella McClister
WRCOG Fellow Christine Jamoralin

INVOCATION

Pastor Jim Willoughby offered the invocation.

PLEDGE OF ALLEGIANCE

Mayor Bootsma led the assembly in the Pledge of Allegiance to our Flag.

City Attorney Cavanaugh requested the Council add the following two subsequent need items to the agenda:

12. CLOSED SESSION

12.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Paragraph 2, Subdivision (d) of Section 54956.9

Number of cases: one (1)

3. PRESENTATIONS/ANNOUNCEMENTS

3.4 City Manager Report and Update on Maternity Homes

On motion of Mayor Bootsma and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to add Closed Session Item 11.1 and Presentations/Announcements Item 3.4 to the agenda.

City Attorney Cavanaugh reported the City Council would be convening to Closed Session to consider the matter added to the agenda as a subsequent item identified as 11.1, Conference with Legal Counsel-Exposure to Litigation.

Mayor Bootsma recessed the meeting to Closed Session at 6:35 p.m.

Mayor Bootsma reconvened the meeting at 7:36 p.m.

CLOSED SESSION REPORT

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

3. PRESENTATIONS/ANNOUNCEMENTS

3.1 Arbor Day Proclamation

Mayor Bootsma read and issued the Arbor Day Proclamation.

3.2 Public Safety Commission Update

Vice Chair Khan provided the Public Safety Commission update to the City Council.

3.3 New Employee Introductions and Swearing In

City Manager Nissen introduced new employees, Assistant City Clerk Steven Aguilar and Senior Administrative Analyst Alia Rodriguez.

City Manager Nissen administered the Oath of Office to Assistant City Clerk Aguilar.

3.4 City Manager Report and Update on Maternity Homes

City Manager Nissen provided a report and updated the City Council on the on-going investigations of the Maternity Homes in the City.

4. STUDENT LIAISON REPORT

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

5. PUBLIC COMMENT

Mayor Bootsma opened the Public Comments portion of the meeting

Tim and Paula Putich (speaking with donated time from Bashar Madani), Eastvale residents, expressed their continued concern regarding maternity homes in Eastvale. He reiterated his request to the City Council that the City continue to investigate the issue.

Kathy Johnson (speaking with donated time from Andrea Gereffe), Eastvale resident, also expressed her continued concern regarding the maternity home issue.

Beth Coy, Eastvale resident, also expressed her concern regarding the maternity home issue.

Staci McDaniel, Eastvale resident, reiterated her request that the City Council adopt a boarding home ordinance to enforce the ongoing maternity home issue.

Mayor Bootsma closed the Public Comments portion of the meeting.

6. CONSENT CALENDAR

Agenda Item Nos. 6.1 and 6.7 were pulled for separate consideration.

6.1 City Council Meeting Minutes

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted to approve the minutes from the regular meeting held on October 12, 2016.

Mayor Bootsma was noted as abstention due to his absence from the meeting.

6.2 Warrant Register

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to approve the payment of warrants as submitted by the Finance Department.

6.3 Eastvale Connection

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the report.

6.4 Planning Department Update

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the update.

6.5 Public Works Department Update

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the update.

6.6 Grants Awarded to City of Eastvale – Update

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to receive and file the update.

6.7 Fire Station No. 31 Construction Status Update

This item was pulled by staff to provide a verbal update. Senior Engineer Craig Bradshaw provided a PowerPoint presentation on the Fire Station No. 31 Construction Status Update.

On motion of Mayor Bootsma and second by Councilmember Rush, the Council voted unanimously by those present to receive and file the update.

6.8 Dedication and Acceptance of Public Right of Way for Roadway and Utility Purposes, Northeast Corner of Chandler Street and Selby Avenue – Fire Station No. 31 Parcel

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to Adopt a Resolution Dedicating and Accepting Public Right of Way for Roadway and Utility Purposes for the Northeast Corner of Selby Avenue and Chandler Street – Fire Station No. 31 Parcel.

7. PUBLIC HEARINGS

7.1 Public Hearing on Resolution No. 16-37 of the City Council of the City of Eastvale Adopting Regulatory Fees in Connection with the Single Family Residential Rental Registration, Inspection and Crime – Free Rental Housing Program

City Attorney Cavanaugh presented the staff report.

Mayor Bootsma opened the public hearing at 8:47 p.m.

Todd Rigby, Eastvale resident, spoke in opposition to the proposed Resolution and voiced his concern regarding the fees associated with the program.

Mayor Bootsma closed the public hearing at 8:50 p.m.

A lengthy discussion ensued regarding the fees associated with the rental registration program.

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted to Adopt Resolution No. 16-XX establishing the regulatory fees in connection with the Single-Family Residential Rental Registration, Inspection and Crime – Free Rental Housing Program.

Councilmember Lorimore voted in opposition to the proposed Public Hearing citing his concern with the registration fees.

7.2 Public Hearing on Resolution No. 16-38 of the City Council of the City of Eastvale Adopting a Fee for the Home Occupation Inspection as Part of the Business Registration Certification Program

City Attorney Cavanaugh presented the staff report.

Mayor Bootsma opened the public hearing at 9:04 p.m.

Todd Rigby, Eastvale resident, spoke in opposition to the proposed Resolution and reiterated his concern regarding the fees associated with the program.

Mayor Bootsma closed the public hearing at 9:06 p.m.

Councilmember Rush made a motion to continue the item to the next City Council meeting after the Finance Department provides an analysis on how many home occupation business registrations are received monthly and the cost analysis of the program.

On motion of Councilmember Rush and second by Mayor Bootsma, the Council voted unanimously by those present to continue the item to the next regular meeting of the City Council.

8. CITY COUNCIL BUSINESS

8.1 Human Resources Consultant Services Contract Extension

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

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to:

1. Approve a Contract Extension with HR Dynamics & Performance Management, Inc., for Human Resources Consultant Services.
2. Authorize the City Manager to Execute the Necessary Documents to Extend the Contract Services.

8.2 Extending an Agreement with the Building Industry Association (BIA) to Install and Maintain Real Estate “Kiosk” Signs

Councilmember Lorimore recused himself from this item and stepped away from the dais.

Planning Director Norris provided the staff report for the item and answered related questions.

Mayor Bootsma commended staff on working with the BIA to have the directional signage include retail locations.

On motion of Mayor Bootsma and second by Mayor Pro Tem Tessari, the Council voted to approve a five-year extension of the agreement with the Building Industry Association.

Councilmember Lorimore returned to the dais at this point.

8.3 Tree Ordinance

Mayor Bootsma recused himself from this item and stepped away from the dais.

WRCOG Fellow Christine Jamoralin provided a report on the Tree Ordinance.

There was discussion regarding the potential impact of the ordinance on already approved items with trees in the public right-of-way and if the ordinance would supersede those approvals.

City Attorney Cavanaugh indicated that language would be included in the ordinance to prevent any potential drawbacks from the passage of the ordinance.

On motion of Mayor Pro Tem Tessari and second by Councilmember Rush, the Council voted to approve to adopt the tree ordinance establishing a City Tree Board and adopting regulations for the planting and maintenance of trees within the City.

Mayor Bootsma returned to the dais at this point.

8.4 Policy for Write-off of Uncollectible Accounts Receivable and Recommend Write-off of 2010 and 2011 Inactive Developer Deposit Receivables.

Interim Finance Director James Riley provided the staff report for this item and answered related questions.

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to approve the policy for write-off of uncollectible accounts receivable and the write-off of 2010 and 2011 inactive Developer Deposit receivables.

8.5 Amendment No. 2 to Cooperative Agreement with the City of Ontario for Milliken Avenue Grade Separation

Senior Engineer Craig Bradshaw presented a PowerPoint for the item and answered related questions.

On motion of Mayor Pro Tem Tessari and second by Councilmember Rush, the Council voted unanimously by those present to:

1. Approve Amendment No. 2 to Cooperative Agreement between the City of Eastvale and the City of Ontario for the design and construction of the South Milliken Avenue grade separation project.
2. Approve budget adjustment to Milliken Avenue Overlay from Greystone to Riverside project to include Milliken Avenue 750' north of Greystone and a 350' portion of Philadelphia Avenue. Funding to not exceed \$176,296, including 10% contingency.

Mayor Bootsma called for a recess at this time (9:45 p.m.)

Mayor Bootsma reconvened the meeting at this time (9:55 p.m.)

8.6 An Interim Ordinance of the City Council of the City of Eastvale Regulating Personal Cultivation of Marijuana and Prohibiting Outdoor Personal Cultivation and Declaring the Urgency Thereof

City Attorney Cavanaugh presented a PowerPoint presentation and answered related questions.

Howard Feng, Eastvale resident, spoke in support of the proposed Interim Urgency Ordinance.

On motion of Councilmember Rush and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to adopt Interim Urgency Ordinance No. 16-09 to regulate personal cultivation of marijuana and banning outdoor personal cultivation.

8.7 Western Riverside County Regional Conservation Agency (RCA) Alternate

Assistant City Clerk Aguilar provided the staff report on this item and answered related questions.

On motion of Mayor Bootsma and second by Mayor Pro Tem Tessari, the Council voted unanimously by those present to appoint Mayor Ike Bootsma as the Alternate to the Western Riverside County Regional Conservation Agency.

9. CITY MANAGER/CITY STAFF REPORT

City Manager Nissen welcomed Assistant City Clerk Aguilar and Senior Administrative Analyst Rodriguez. She went on to talk about a team building exercise that was conducted at a City Hall staff meeting earlier that day.

Public Information Officer McClister reviewed upcoming events.

Chief of Police Horton provided an update on crime in the City. He encouraged the City Council and residents to attend the upcoming Public Safety Forum event, and answered related questions.

10. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

Councilmember Rush welcomed the new staff to the City.

Mayor Pro Tem Tessari also welcomed the new staff and commended staff on the installation of traffic signal cameras.

Councilmember Lorimore spoke about two transportation meetings he attended where the primary topic was driverless autonomous vehicles.

10.1 League of California Cities

- Executive Committee (Lorimore)
- Public Safety Committee (Tessari)

No report was given.

10.2 Southern California Association of Governments (Lorimore)

Councilmember Lorimore discussed the upcoming SCAG Conference in Rancho Mirage focusing on Energy, Water, and Green Living Summit.

10.3 Western Riverside County of Governments (Bootsma)

No report was given.

10.4 Riverside Transit Agency (Bootsma)

No report was given.

10.5 Northwest Mosquito and Vector Control District (Tessari)

No report was given.

10.6 Riverside County Transportation Commission (Rush)

No report was given.

10.7 Western Riverside County Regional Conservation Agency (Lorimore)

No report was given.

10.8 JCSD Parks Commission (Simmons/Lorimore)

No report was given.

10.9 Special Events

Mayor Bootsma spoke of the upcoming event recognizing the official transfer of Ontario International Airport to the City of Ontario. He stated he would be attending to represent the City of Eastvale. He encouraged the public to attend the E-Waste Recycling event on Saturday, November 5, and commended staff for their work on the maternity home issue.

- 11. ADJOURNMENT** – Mayor Bootsma adjourned the meeting at 10:46 p.m. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, November 9, 2016, at 6:30 p.m.

Steven D. Aguilar
Assistant City Clerk



**CITY OF EASTVALE
STAFF REPORT**

ITEM 6.3

DATE: NOVEMBER 9, 2016
TO: HONORABLE MAYOR AND COUNCILMEMBERS
FROM: JAMES R. RILEY, INTERIM FINANCE DIRECTOR
SUBJECT: WARRANT REGISTER

RECOMMENDATION: APPROVE THE PAYMENT OF WARRANTS AS SUBMITTED BY THE FINANCE DEPARTMENT

BACKGROUND

The attached list of invoices for services performed was reviewed by the Finance Committee on November 1, 2016 and has been recommended for payment.

DISCUSSION

All of the invoices have been reviewed by the Finance Department for completeness, proper approvals and, if applicable, in accordance with the underlying contracts. All items were properly supported.

FISCAL IMPACT

Funds are available for the payment of the warrants check numbers 13893 through 13914 and wire numbers 796 to 802 for a total of \$376,476.87 and payroll in the amount of \$31,666.87 (paid on 10/21/2016).

STRATEGIC PLAN IMPACT:

Goal 1: Establish a solid fiscal foundation.

The warrants have been reviewed and approved by the Finance Committee on November 1, 2016.

Ike Bootsma, Mayor

Joseph Tessari, Council Member



CITY OF EASTVALE

STAFF REPORT

ITEM 6.3

ATTACHMENT

1. Warrant Register

Prepared by: James R. Riley, Interim Finance Director
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

Accounts Payable

Checks by Date - Detail by Check Date

User: Mmarquez
 Printed: 10/26/2016 2:54 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
796	CAL007	CALPERS RETIREMENT	10/26/2016	
	09/04/16-09/17/16	(EE)RETIREMENT CONTR-PR ENDED SEPT		1,342.38
	09/04/16-09/17/16	(ER)RETIREMENT CONTR-PR ENDED SEPT		1,293.21
	09/04/16-09/17/16	(SUR BEN)RETIREMENT CONTRIBUTIONS		11.43
	100216-101516	PERS 457 EE CONTRIBUTIONS/PR ENDED		1,650.00
Total for Check Number 796:				4,297.02
797	CBI001	CBIZ PAYROLL	10/26/2016	
	2049442	PAYROLL PROCSS CHG/PR DATED OCT 21		116.99
Total for Check Number 797:				116.99
798	JCS001	JCSD	10/26/2016	
	SEPT2016-37923	WATER (IRRIGATION) SVCS/SEPT 6-OCT 2		91.54
	SEPT2016-37924	WATER/SEWER (BLDG) SVCS/SEPT 6-OCT		580.22
Total for Check Number 798:				671.76
799	GAS001	SOCALGAS	10/26/2016	
	AUG14-OCT12, 2016	GAS SVC/RIV FIRE STN 27/SEPT 14-OCT 12		65.45
Total for Check Number 799:				65.45
800	SCE001	SOUTHERN CALIFORNIA EDISON	10/26/2016	
	4138/SEPT2016	ELECTRIC SVCS/FIRE STN 7067 HAMNER/1		15.26
	7704/SEPT-OCT2016	ELECTRIC SVCS-TRAFFIC SIG SAFETY LIC		85.66
	8726/SEPT2016	ELECTRIC SVCS-FIRE STN 7067 HAMNER/1		1,374.11
	9269/SEPT-OCT2016	ELECTRIC SVCS-TRAFFIC SIG SAFETY LIC		256.95
Total for Check Number 800:				1,731.98
801	STA003	STATE COMPENSATION INSURANCE	10/26/2016	
	OCT2016	WORKERS' COMP PREMIUMS-OCT 2016		2,097.50
	OCT2016-A	WORKERS' COMP PREMIUMS-DEP ANNUA		1,351.03
Total for Check Number 801:				3,448.53
802	TEL001	TELEPACIFIC COMMUNICATIONS	10/26/2016	
	82865496-0	TELEPHONE/INTERNET SVCS CITY HALL/		1,773.86
Total for Check Number 802:				1,773.86
13893	BIO001	BIO-TOX LABORATORIES INC	10/26/2016	
	32912	BLOOD DRAWS/11550/SEPT 2016		41.70
	32913	BLOOD DRAWS/23152/SEPT 2016		104.00
Total for Check Number 13893:				145.70
13894	DOJ001	DEPARTMENT OF JUSTICE	10/26/2016	
	194362	FINGERPRINTS/ SEPT 2016		98.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	195801	BLOOD DRAWS/ 23152/APR-MAY 2016		105.00
			Total for Check Number 13894:	203.00
13895	ABC001 1548	ABC PUBLIC RELATIONS-ARMIJO NE AD FOR SIGNS IN THE PUBLIC RIGHT OF \	10/26/2016	700.00
			Total for Check Number 13895:	700.00
13896	GEO001 7606209 7607183 7609034	GEOCON WEST INC FIRE STATION #2/ PROF SVCS/MAY 16-JUN FIRE STATION #2/ PROF SVCS/JUNE 13-JUL FIRE STATION #2/ PROF SVCS/AUG 8-SEPT	10/26/2016	11,750.00 5,230.50 4,737.50
			Total for Check Number 13896:	21,718.00
13897	HOR002 8	HORIZONS CONSTRUCTION CO INT'L FIRE STATION #2	10/26/2016	303,195.01
			Total for Check Number 13897:	303,195.01
13898	INT005 1682	INTERIOR PLANT DESIGN MONTHLY MAINT/PLANT/OCT 2016	10/26/2016	50.00
			Total for Check Number 13898:	50.00
13899	JOE001 155197	JOE A. GONSALVES & SON PROF LEGISLATIVE REP-NOV 2016	10/26/2016	3,000.00
			Total for Check Number 13899:	3,000.00
13900	LAW001 1333	LAW OFFICE OF BRISSMAN & NEMA LEGAL SVCS/AUG 2-OCT 11, 2016	10/26/2016	6,075.00
			Total for Check Number 13900:	6,075.00
13901	MAC001 OCT2016 OCT2016	ORALIA VILLARREAL MACIAS EXP RPT/MILEAGE REIMB/O.MACIAS/UN EXP RPT/MEALS/O.MACIAS/UNDERSTND	10/26/2016	18.04 23.33
			Total for Check Number 13901:	41.37
13902	MCC002 OCT2016	DANIELLA MCCLISTER EXP RPT/D.MCCLISTER/ASPA BALLOT ME	10/26/2016	20.36
			Total for Check Number 13902:	20.36
13903	MOU001 042807	MOUNTAIN VIEW TIRE & SERVICE IN OIL CHANGE/CHEVY SILVERADO/CODE E	10/26/2016	42.59
			Total for Check Number 13903:	42.59
13904	NAT003 EVM41-A	NATIONWIDE COST RECOVERY FORECLSD RES PROP REG/SEPT 2016	10/26/2016	5,438.40
			Total for Check Number 13904:	5,438.40
13905	PIT002 OCT2016	PURCHASE POWER PITNEY BOWES P POSTAGE USE-OCT 2016	10/26/2016	377.82
			Total for Check Number 13905:	377.82
13906	RCA002	RIVERSIDE COUNTY DEPT OF ANIMA	10/26/2016	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	AN-863	FIELD SVCS SEPT 2016		6,112.75
	AN-863	SHELTER SVCS SEPT 2016		7,475.00
	AN-863	LICENSING REVENUE SEPT 2016		-11,281.50
	AN-863	OPERATION & MAINTENANCE SEPT 16		678.75
	AN-863	LICENSING SVCS SEPT 2016		6,553.27
Total for Check Number 13906:				9,538.27
13907	ROS001	MATTHEW ROSSMAN	10/26/2016	
	374179	PLUMBING SVCS/OCT 12, 2016		99.00
	375169	PLUMBING SVCS/GARBAGE DISPOSAL/OC		185.00
Total for Check Number 13907:				284.00
13908	SOU001	SOUTHWEST SITE SERVICES INC	10/26/2016	
	11264	PORTA POTTY RENTAL/WEED ABATEMEN		150.80
Total for Check Number 13908:				150.80
13909	STA001	STAPLES ADVANTAGE	10/26/2016	
	8041257876	(4) COLOR & LAMINATED CIRCLE CITY PI		121.93
Total for Check Number 13909:				121.93
13910	TES001	JOSEPH TESSARI	10/26/2016	
	OCT2016	REIMB/J. TESSARI/LEAGUE OF CA CITIES/		575.00
Total for Check Number 13910:				575.00
13911	PRE003	FREEDOM COMMUNICATIONS HOLD	10/26/2016	
	10202420	12-0051/EIR/WALMART/OCT 2, 2016		381.60
	10204482	PLN16-00026/GOODMAN/CUP/MDR/OCT 7,		154.80
Total for Check Number 13911:				536.40
13912	WAS001	WASTE MANAGEMENT	10/26/2016	
	0430140-0161-4	WEED ABATEMENT/HAMNER & LIMONIT		1,892.88
Total for Check Number 13912:				1,892.88
13913	WHI001	WHITE NELSON DIEHL EVANS LLP	10/26/2016	
	OCT2016	2016 GOVT TAX SEMINAR/A. ZEPEDA/PR/I		325.00
Total for Check Number 13913:				325.00
13914	WLC001	WLC ARCHITECTS INC	10/26/2016	
	21	PROF SVCS/FIRE STN 2/AUG 2016		9,939.75
Total for Check Number 13914:				9,939.75
Total for 10/26/2016:				376,476.87
Report Total (29 checks):				376,476.87



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 6.4

MEETING DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: JAMES R. RILEY, INTERIM FINANCE DIRECTOR

SUBJECT: TREASURER'S REPORT – QUARTER ENDED SEPTEMBER 30, 2016

RECOMMENDATION: RECEIVE AND FILE THE CITY TREASURER'S REPORT

BACKGROUND

In accordance with the City of Eastvale's Investment Policy, adopted May 11, 2016, the City Treasurer is required to submit a quarterly treasurer's report to the City Council. The report shall include types of investments, credit ratings, institutions involved, dates of purchases, dates of maturity, amount of deposits or cost of the security, current market value of the securities, interest rates, investment fund balances and a statement as to whether investments are in compliance with the Investment Policy and whether there are sufficient funds to meet the City's cash obligations for the next six months.

DISCUSSION

The Schedule of Investments includes a breakdown of the City's investments by "Active" or "Inactive" Deposits. "Active Deposits" are those accounts which receive revenues, whereas "Inactive Deposits" are available for use but are not earning revenues. Detail reports for the Morgan Stanley Investment Portfolio and the PFM Managed Investment Portfolio, with all supplemental information required by the City's investment policy, are included in the report.

The Dash Board Report Card, consists of two sections:

- I. Portfolio Diversification – This section reflects the diversification of the City of Eastvale's portfolio by both type of instrument and length of maturity.
- II. Portfolio Performance Measures – This section compares budget to actuals in the area of interest earned.

The City of Eastvale's Schedule of Investments is in compliance with the City's Investment Policy. The City has sufficient funds to meet its expenditure requirements for the next six months. Total cash and investments at September 30, 2016 is \$54,704,199 (book value). Interest income earned through quarter ending on September 30, 2016 is \$77,454, which is 86.35% of the 2016-17 budgeted amount for interest of \$89,700.



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 6.4

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Goal 1: Establish a solid fiscal foundation for the City

ATTACHMENTS

1. Schedule of Investments – September 30, 2016
2. Dash Board Report Card – September 30, 2016
3. Morgan Stanley Investment Portfolio – September 30, 2016
4. PFM Managed Investment Portfolio – September 30, 2016

Prepared by: James R. Riley, Interim Finance Director

Reviewed by: Michele Nissen, City Manager

Reviewed by: John Cavanaugh, City Attorney



**City of Eastvale
Schedule of Investments
As of September 30, 2016**

Institution	Par Value	Book Value Price @ Cost	(Fair Value) Market Value	Yield
<u>ACTIVE DEPOSITS</u>				
<i>Money Market Accounts:</i>				
Citizens Business Bank - Money Market	\$ 1,176,617.21	\$ 1,176,617.21	\$ 1,176,617.21	0.350%
First American Govt Oblig Fund - US Bank	\$ 3,786.29	\$ 3,786.29	\$ 3,786.29	0.000%
Total Money Market	\$ 1,180,403.50	\$ 1,180,403.50	\$ 1,180,403.50	0.349%
<i>Pooled Investment Accounts:</i>				
Local Agency Investment Fund	\$ 12,839,319.60	\$ 12,839,319.60	\$ 12,843,248.84	0.634%
Total Pooled Investment	\$ 12,839,319.60	\$ 12,839,319.60	\$ 12,843,248.84	0.634%
<i>Morgan Stanley Investment Portfolio</i>				
Certificates of Deposit	\$ 2,979,000.00	\$ 2,979,000.00	\$ 2,989,709.23	0.860%
Total Morgan Stanely Investments	\$ 2,979,000.00	\$ 2,979,000.00	\$ 2,989,709.23	0.860%
<i>PFM Managed Investment Portfolio:</i>				
U.S. Treasury Bond/ Note	\$ 5,530,000.00	\$ 5,655,541.80	\$ 5,654,568.32	1.080%
Asset-Back Security/ Collateralized	\$ 145,000.00	\$ 144,980.48	\$ 145,188.69	1.300%
Federal Agency Bond/ Note	\$ 21,995,000.00	\$ 22,063,533.50	\$ 22,065,444.91	0.920%
Corporate Note	\$ 4,000,000.00	\$ 4,145,301.90	\$ 4,145,121.88	1.940%
Total PFM Managed Investments	\$ 31,670,000.00	\$ 32,009,357.68	\$ 32,010,323.80	1.080%
<u>ACTIVE DEPOSITS TOTAL</u>	\$ 48,668,723.10	\$ 49,008,080.78	\$ 49,023,685.37	0.707%
<u>INACTIVE DEPOSITS</u>				
<i>Checking Account:</i>				
Citizens Business Bank - Checking		\$ 5,696,118.22	\$ 5,696,118.22	0.000%
Total		\$ 5,696,118.22	\$ 5,696,118.22	0.000%
<u>INACTIVE DEPOSITS TOTAL</u>		\$ 5,696,118.22	\$ 5,696,118.22	
<u>GRAND TOTAL CASH</u>		\$ 54,704,199.00	\$ 54,719,803.59	

Per Government Code requirements, the Investment Report is in compliance with the City of Eastvale's Investment Policy, and there are adequate funds available to meet budgeted and actual expenditures for the next six months.

James R. Riley
Interim Finance Director
11/1/2016



City of Eastvale
Dash Board Report Card
As of September 30, 2016

I. PORTFOLIO DIVERSIFICATION

DIVERSIFICATION BY INSTRUMENT

Money Market	2.41%
LAIF	26.20%
Certificates of Deposit	6.08%
U.S. Treasury Bond/ Note	11.54%
Asset-Backed Security/ Collateralized	0.30%
Federal Agency Bond/ Note	45.02%
Corporate Note	8.46%
	<u>100.00%</u>

DIVERSIFICATION BY MATURITY

Less Than 90 Days	30.13%
Six Months (26 Weeks)	1.52%
One Year (52 Weeks)	1.52%
Two Years (104 Weeks)	21.03%
Three Years (156 Weeks)	22.42%
Four Years (208 Weeks)	10.79%
Five Years +	12.60%
	<u>100.00%</u>

II. PORTFOLIO PERFORMANCE MEASURES

Yield at Cost Month		0.707%
Annual Interest Budget	\$	89,700.00
Money Market	\$	1,062.47
LAIF	\$	19,506.17
Certificate of Deposits	\$	4,600.88
U.S. Treasury Bond/ Note	\$	21,040.63
Federal Agency Discount Note	\$	2,077.51
Federal Agency Bond/ Note	\$	29,166.67
Corporate Note	\$	-
Total YTD Interest Earned	\$	<u>77,454.33</u>
Over/(Under) Annual Budget	\$	(12,245.67)
% of Annual Budget		86.348%



Account Summary

Active Assets Account
615-122918-245

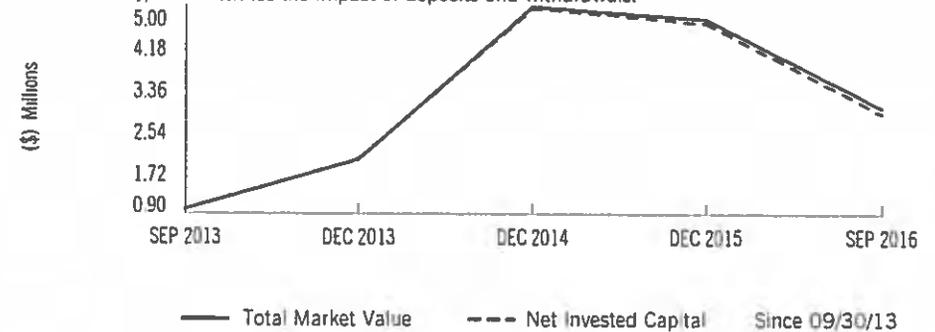
CITY OF EASTVALE
C/O JAMES R RILEY

CHANGE IN VALUE OF YOUR ACCOUNTS (includes accrued interest)

	This Period (9/1/16-9/30/16)	This Year (1/1/16-9/30/16)
TOTAL BEGINNING VALUE	\$3,248,788.95	\$4,726,440.43
Credits	—	—
Debits	(254,450.38)	(1,772,783.79)
Security Transfers	—	—
Net Credits/Debits/Transfers	\$(254,450.38)	\$(1,772,783.79)
Change in Value	2,080.28	42,762.21
TOTAL ENDING VALUE	\$2,996,418.85	\$2,996,418.85

CHANGE IN VALUE OVER TIME

The display of market value (total account value) and net invested capital (total amount invested minus total withdrawn), demonstrates the impact of deposits and withdrawals.

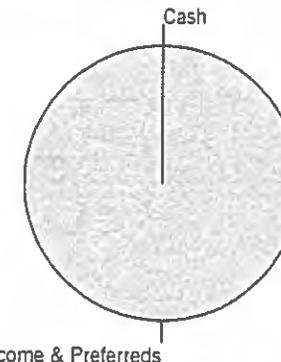


This graph does not reflect corrections to Net Invested Capital or Market Value made subsequent to the dates depicted. It may exclude transactions in Annuities or positions where we are not the custodian, which could delay the reporting of Market Value or affect the Net Invested Capital.

ASSET ALLOCATION (includes accrued interest)

	Market Value	Percentage
Cash	\$0.01	0.00
Fixed Income & Preferreds	2,996,418.84	100.00
TOTAL VALUE	\$2,996,418.85	100.00%

FDIC rules apply and Bank Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures. Values may include assets externally held, which are provided to you as a courtesy, and may not be covered by SIPC. For additional information, refer to the corresponding section of this statement.



This asset allocation represents holdings on a trade date basis, and projected settled Cash/BDP and MMF balances. These classifications do not constitute a recommendation and may differ from the classification of instruments for regulatory or tax purposes.

013133 MSDDD402 041227

Account Summary

Active Assets Account
615-122918-245

CITY OF EASTVALE
C/O JAMES R RILEY

BALANCE SHEET (^ includes accrued interest)

	Last Period (as of 8/31/16)	This Period (as of 9/30/16)
Cash, BDP, MMFs	—	\$0.01
Certificates of Deposit ^	3,248,788.95	2,996,418.84
Total Assets	\$3,248,788.95	\$2,996,418.85
Total Liabilities (outstanding balance)	—	—
TOTAL VALUE	\$3,248,788.95	\$2,996,418.85

INCOME AND DISTRIBUTION SUMMARY

	This Period (9/1/16-9/30/16)	This Year (1/1/16-9/30/16)
Interest	\$6,450.39	\$31,783.72
Total Taxable Income And Distributions	\$6,450.39	\$31,783.72
Total Tax-Exempt Income	—	—
TOTAL INCOME AND DISTRIBUTIONS	\$6,450.39	\$31,783.72

Taxable and tax exempt income classifications are based on the characteristics of the underlying securities and not the taxable status of the account.

CASH FLOW

	This Period (9/1/16-9/30/16)	This Year (1/1/16-9/30/16)
OPENING CASH, BDP, MMFs	—	\$0.08
Sales and Redemptions	248,000.00	1,741,000.00
Income and Distributions	6,450.39	31,783.72
Total Investment Related Activity	\$254,450.39	\$1,772,783.72
Electronic Transfers-Debits	(254,450.38)	(1,772,783.79)
Total Cash Related Activity	\$(254,450.38)	\$(1,772,783.79)
Total Card/Check Activity	—	—
CLOSING CASH, BDP, MMFs	\$0.01	\$0.01

GAIN/(LOSS) SUMMARY

	Realized This Period (9/1/16-9/30/16)	Realized This Year (1/1/16-9/30/16)	Unrealized Inception to Date (as of 9/30/16)
Long-Term Gain	—	—	\$10,709.23

The Gain/(Loss) Summary, which may change due to basis adjustments, is provided for informational purposes and should not be used for tax preparation. Refer to Gain/(Loss) in the Expanded Disclosures.



Account Detail

Active Assets Account
615-122918-245

CITY OF EASTVALE
C/O JAMES R RILEY

Investment Objectives †: Income, Aggressive Income

Brokerage Account

† Inform us if your investment objectives, as defined in the Expanded Disclosures, change.

HOLDINGS

This section reflects positions purchased/sold on a trade date basis. "Market Value" and "Unrealized Gain/(Loss)" may not reflect the value that could be obtained in the market. Fixed Income securities are sorted by maturity or pre-refunding date, and alphabetically within date. Estimated Annual Income a) is calculated on a pre-tax basis, b) does not include any reduction for applicable non-US withholding taxes, c) may include return of principal or capital gains which could overstate such estimates, and d) for securities that have a defined maturity date within the next 12 months, is reflected only through maturity date. Actual income or yield may be lower or higher than the estimates. Current yield reflects the income generated by an investment, and does not reflect changes in its price. Structured Investments, identified on the Position Description Details line as "Asset Class: Struct Inv," may appear in various statement product categories. When displayed, the accrued interest, annual income and current yield for those with a contingent income feature (e.g., Range Accrual Notes or Contingent Income Notes) are estimates and assume specified accrual conditions are met during the relevant period and payment in full of all contingent interest. For Floating Rate Securities, the accrued interest, annual income and current yield are estimates based on the current floating coupon rate and may not reflect historic rates within the accrual period.

CASH, BANK DEPOSIT PROGRAM AND MONEY MARKET FUNDS

Cash, Bank Deposit Program, and Money Market Funds are generally displayed on a settlement date basis. You have the right to instruct us to liquidate your bank deposit balance(s) or shares of any money market fund balance(s) at any time and have the proceeds of such liquidation remitted to you. Estimated Annual Income, Accrued Interest, and APY% will only be displayed for fully settled positions.

Description	Market Value	7-Day Current Yield %	Est Ann Income	APY %
MORGAN STANLEY BANK N.A. #	\$0.01	—	—	0.020
	Market Value	Percentage of Holdings	Est Ann Income	
CASH, BDP, AND MMFs	\$0.01	0.00%	\$0.00	

Bank Deposits are held at Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association, affiliates of Morgan Stanley Smith Barney LLC and each a national bank and FDIC member.

CERTIFICATES OF DEPOSIT

Security Description	Trade Date	Face Value	Orig Unit Cost Adj Unit Cost	Unit Price	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
KEY BANK CD CLEVELAND OH CD Coupon Rate 0.600%; Matures 10/17/2016; CUSIP 49306STU0 Int. Semi-Annually Apr/Oct 16; Issued 04/16/14; Maturity Value = \$249,000.00; Asset Class: FI & Pref	4/2/14	249,000.000	\$100.000 \$100.000	\$100.005	\$249,000.00 \$249,000.00	\$249,012.45	\$12.45 LT	\$747.00 \$681.68	0.29
SYNOVUS BANK CD COLUMBUS GA CD Coupon Rate 0.750%; Matures 11/15/2016; CUSIP 87164DELO Int. Semi-Annually May/Nov 15; Issued 05/15/14; Maturity Value = \$249,000.00; Asset Class: FI & Pref	5/6/14	249,000.000	100.000 100.000	100.032	249,000.00 249,000.00	249,079.68	79.68 LT	934.00 700.31	0.37
SALLIE MAE BK CD SALT LAKE CITY UT CD Coupon Rate 1.050%; Matures 12/12/2016; CUSIP 795450RV9 Int. Semi-Annually Jun/Dec 11; Issued 12/11/13; Maturity Value = \$248,000.00; Asset Class: FI & Pref	12/4/13	248,000.000	100.000 100.000	100.132	248,000.00 248,000.00	248,327.36	327.36 LT	1,302.00 789.73	0.52

013133 MSDDD402 041228

Active Assets Account
615-122918-245

CITY OF EASTVALE
C/O JAMES R RILEY

Account Detail

Security Description	Trade Date	Face Value	Orig Unit Cost Adj Unit Cost	Unit Price	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
BANK BARODA NEW YORK NY CD Coupon Rate 1.000%; Matures 01/17/2017; CUSIP 06062AFB0 <i>Int. Semi-Annually Jan/Jul 17; Yield to Maturity .523%; Issued 01/17/14; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	1/14/14	248,000.000	100.000 100.000	100.142	248,000.00 248,000.00	248,352.16	352.16 LT	1,240.00 505.43	0.49
GE CAP RET BK DRAPER UT CD Coupon Rate 1.050%; Matures 02/14/2017; CUSIP 36157QVR5 <i>Int. Semi-Annually Feb/Aug 14; Yield to Maturity .537%; Issued 02/14/14; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	2/10/14	248,000.000	100.000 100.000	100.191	248,000.00 248,000.00	248,473.68	473.68 LT	1,302.00 332.57	0.52
goldman sachs NEW YORK NY CD Coupon Rate 1.050%; Matures 03/20/2017; CUSIP 38147JVV9 <i>Int. Semi-Annually Mar/Sep 19; Yield to Maturity .563%; Issued 03/19/14; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	3/11/14	248,000.000	100.000 100.000	100.230	248,000.00 248,000.00	248,570.40	570.40 LT	1,302.00 79.12	0.52
PRIVATEBANK & TC CHICAGO ILL CD Coupon Rate 1.000%; Matures 04/17/2017; CUSIP 74267GUJ4 <i>Int. Semi-Annually Apr/Oct 16; Issued 04/16/14; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	4/2/14	248,000.000	100.000 100.000	100.297	248,000.00 248,000.00	248,736.56	736.56 LT	2,480.00 1,131.58	0.99
BARCLAYS BANK CD WILMINGTON DE CD Coupon Rate 1.100%; Matures 05/15/2017; CUSIP 06740KGW1 <i>Int. Semi-Annually May/Nov 13; Yield to Maturity .591%; Issued 05/13/14; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	5/6/14	248,000.000	100.000 100.000	100.318	248,000.00 248,000.00	248,788.64	788.64 LT	2,728.00 1,037.82	1.09
ALLY BK MIDVALE UT CD Coupon Rate 1.050%; Matures 09/26/2017; CUSIP 02006LPR8 <i>Int. Semi-Annually Mar/Sep 26; Yield to Maturity .620%; Issued 03/26/15; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	3/17/15	248,000.000	100.000 100.000	100.423	248,000.00 248,000.00	249,049.04	1,049.04 LT	2,604.00 28.77	1.04
HOMEBANK CD LAKE MARY FL CD Coupon Rate 1.200%; Matures 03/29/2018; CUSIP 43738AFT8 <i>Interest Paid Monthly May 01; Yield to Maturity .851%; Issued 03/30/15; Maturity Value = \$249,000.00; Asset Class: FI & Pref</i>	3/10/15	249,000.000	100.000 100.000	100.518	249,000.00 249,000.00	250,289.82	1,289.82 LT	2,988.00 240.70	1.19
AMEX CENTURION SALT LAKE CITY UT CD Coupon Rate 1.550%; Matures 06/18/2018; CUSIP 02587DYT9 <i>Int. Semi-Annually Jun/Dec 17; Yield to Maturity 1.206%; Issued 06/17/15; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	6/9/15	248,000.000	100.000 100.000	100.583	248,000.00 248,000.00	249,445.84	1,445.84 LT	3,844.00 1,102.78	1.54
CAPITAL ONE NA MCLEAN VA CD Coupon Rate 1.650%; Matures 09/24/2018; CUSIP 14042RAA9 <i>Int. Semi-Annually Mar/Sep 23; Yield to Maturity .913%; Issued 09/23/15; Maturity Value = \$248,000.00; Asset Class: FI & Pref</i>	9/16/15	248,000.000	100.000 100.000	101.445	248,000.00 248,000.00	251,583.60	3,583.60 LT	4,092.00 79.12	1.62

	Percentage of Holdings	Face Value	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
CERTIFICATES OF DEPOSIT		2,979,000.000	\$2,979,000.00 \$2,979,000.00	\$2,989,709.23	\$10,709.23 LT	\$25,563.00 \$6,709.61	0.86%

TOTAL CERTIFICATES OF DEPOSIT 100.00% \$2,996,418.84
(includes accrued interest)



Active Assets Account
615-122918-245

CITY OF EASTVALE
C/O JAMES R RILEY

Account Detail

	Percentage of Holdings	Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
TOTAL MARKET VALUE		\$2,979,000.00	\$2,989,709.24	\$10,709.23 LT	\$25,563.00	0.85%
TOTAL VALUE (includes accrued interest)	100.00%		\$2,996,418.85		\$6,709.61	

Unrealized Gain/(Loss) totals only reflect positions that have both cost basis and market value information available. Cash, MMF, Deposits and positions stating 'Please Provide' or 'Pending Corporate Actions' are not included.

ALLOCATION OF ASSETS (^includes accrued interest)

	Cash	Equities	Fixed Income & Preferred Securities	Alternatives	Annuities & Insurance	Structured Investments	Other
Cash, BDP, MMFs	\$0.01	—	—	—	—	—	—
Certificates of Deposit ^	—	—	\$2,996,418.84	—	—	—	—
TOTAL ALLOCATION OF ASSETS ^	\$0.01	—	\$2,996,418.84	—	—	—	—

ACTIVITY

CASH FLOW ACTIVITY BY DATE

Activity Date	Settlement Date	Activity Type	Description	Comments	Quantity	Price	Credits/(Debits)
9/1		Interest Income	HOME BANK CD 1200 18MH29	CUSIP: 43738AFT8			\$253.78
9/2		Withdrawal	BRANCH CHECK	PAID TO CITY OF EASTVALE			(253.78)
9/19		Interest Income	goldman sachs 1050 17MH20	CUSIP: 38147JVV9			1,312.70
9/20		Withdrawal	BRANCH CHECK	PAID TO CITY OF EASTVALE			(1,312.70)
9/23		Interest Income	CAPITAL ONE NA CD 1650 18SP24	CUSIP: 14042RAA9			2,062.82
9/26		Interest Income	DISCOVER BK 1200 16SP26	CUSIP: 254671WR7			1,508.38
9/26		Interest Income	ALLY BK 1050 17SP26	CUSIP: 02006LPR8			1,312.70
9/26		Interest Income	MORGAN STANLEY BANK N.A.				0.01
9/26	9/26	Redemption	DISCOVER BK 1200 16SP26	REDEMPTION OF MATURED BOND CUSIP: 254671WR7	248,000.000	100.0000	248,000.00
9/26		Withdrawal	BRANCH CHECK	PAID TO CITY OF EASTVALE			(252,883.90)
NET CREDITS/(DEBITS)							\$0.01

MONEY MARKET FUND (MMF) AND BANK DEPOSIT PROGRAM ACTIVITY

Activity Date	Activity Type	Description	Credits/(Debits)
9/1	Automatic Investment	BANK DEPOSIT PROGRAM	\$253.78
9/2	Automatic Redemption	BANK DEPOSIT PROGRAM	(253.78)

Account Detail

Active Assets Account
615-122918-245

CITY OF EASTVALE
C/O JAMES R RILEY

MONEY MARKET FUND (MMF) AND BANK DEPOSIT PROGRAM ACTIVITY (CONTINUED)

Activity Date	Activity Type	Description	Credits/(Debits)
9/19	Automatic Investment	BANK DEPOSIT PROGRAM	1,312.70
9/20	Automatic Redemption	BANK DEPOSIT PROGRAM	(1,312.70)
9/23	Automatic Investment	BANK DEPOSIT PROGRAM	2,062.82
9/26	Automatic Redemption	BANK DEPOSIT PROGRAM	(2,062.82)
9/27	Automatic Investment	BANK DEPOSIT PROGRAM	0.01
NET ACTIVITY FOR PERIOD			\$0.01

REALIZED GAIN/(LOSS) DETAIL

LONG-TERM GAIN/(LOSS)

Security Description	Date Acquired	Date Sold	Quantity	Sales Proceeds	Orig / Adj Total Cost	Realized Gain/(Loss)	Comments
DISCOVER BK 1.200 9-26-16	09/18/13	09/26/16	248,000.000	\$248,000.00	\$248,000.00	\$0.00	
Long-Term This Period				\$248,000.00	\$248,000.00	\$0.00	
Long-Term Year to Date				\$1,741,000.00	\$1,741,000.00	\$0.00	
Net Realized Gain/(Loss) This Period				\$248,000.00	\$248,000.00	\$0.00	
Net Realized Gain/(Loss) Year to Date				\$1,741,000.00	\$1,741,000.00	\$0.00	

Treasury regulations require that we report on Form 1099-B a) adjusted cost basis on the sale of covered securities acquired on or after 1/1/11 (or the applicable date for the type of security), b) the gain or loss as either long-term or short-term, and c) basis adjustments on covered securities due to wash sales, certain corporate actions and transfers by gift or inheritance. This section may not reflect all the basis adjustments required when filing your tax return. Refer to the Expanded Disclosures.

MESSAGES

Update to Morgan Stanley's Independent Equity Research Provider

Effective August 2016, Morgan Stanley switched its independent third-party equity research provider from Standard & Poor's (S&P) to Morningstar, the largest independent research provider, whose core competence is to deliver analyst-driven research. This shift demonstrates Morgan Stanley's continued commitment to servicing our clients. Equity Research, content and ratings currently based on S&P will be replaced with Morningstar, while S&P Credit Ratings will continue to be displayed on your statements. Please contact your Financial Advisor or Private Wealth Advisor if you have any questions.

Consolidated Statement of Financial Condition (In Millions of Dollars)

At June 30, 2016 Morgan Stanley Smith Barney LLC had net capital of \$3,751 which exceeded the Securities and Exchange Commission's minimum requirement by \$3,595. A copy of the Morgan Stanley Smith Barney LLC Consolidated Statement of Financial Condition at June 30, 2016 can be viewed online at:

http://www.morganstanley.com/about-us-ir/shareholder/morganstanley_smithbarney_llc.pdf or may be mailed to you at no cost by calling 1 (866) 825-1675, after September 15, 2016.

Sign up for eDelivery of your Account Documents Today

Secure, Convenient and Green. Go paperless and save more. Effective November 1, 2016, accounts not enrolled in eDelivery of all eligible account documents for all stand-alone accounts and all accounts within their Account Linked Group (ALG) may be subject to an annual account fee increase. Please refer to the FYI included with this statement to learn more.

Simply visit www.morganstanley.com/edelivery to set your eDelivery preferences today. Please note, if you have not already done so, you will first need to register for Morgan Stanley Online prior to making your eDelivery selections.



Managed Account Summary Statement

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account

Opening Market Value	\$28,365,398.85
Maturities/Calls	0.00
Principal Dispositions	0.00
Principal Acquisitions	3,619,571.28
Unsettled Trades	0.00
Change in Current Value	25,353.67
Closing Market Value	\$32,010,323.80

Cash Transactions Summary - Managed Account

Maturities/Calls	0.00
Sale Proceeds	0.00
Coupon/Interest/Dividend Income	25,673.71
Principal Payments	0.00
Security Purchases	(3,621,673.30)
Net Cash Contribution	(308.38)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	25,673.71
Less Purchased Interest Related to Interest/Coupons	(2,102.02)
Plus Net Realized Gains/Losses	0.00
Total Cash Basis Earnings	\$23,571.69

Cash Balance

Closing Cash Balance **\$3,786.29**

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	31,978,610.75
Ending Accrued Interest	110,534.51
Plus Proceeds from Sales	0.00
Plus Proceeds of Maturities/Calls/Principal Payments	0.00
Plus Coupons/Dividends Received	25,673.71
Less Cost of New Purchases	(3,621,673.30)
Less Beginning Amortized Value of Securities	(28,367,913.89)
Less Beginning Accrued Interest	(98,851.06)
Total Accrual Basis Earnings	\$26,380.72



Managed Account Issuer Summary

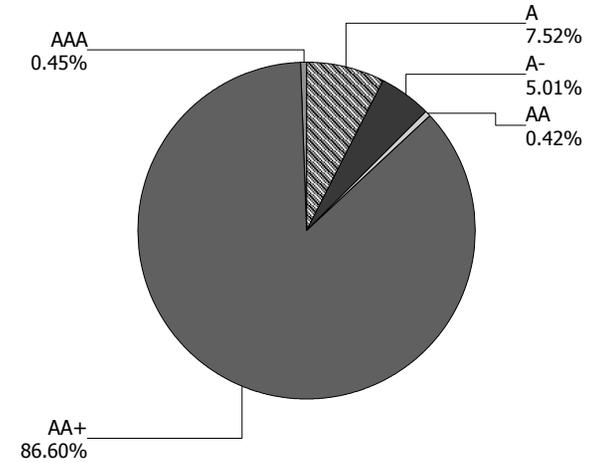
For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
AMERICAN EXPRESS CO	812,272.00	2.54
BANK OF NEW YORK CO INC	801,506.55	2.50
BERKSHIRE HATHAWAY INC	135,228.02	0.42
FANNIE MAE	6,223,051.56	19.45
FEDERAL HOME LOAN BANKS	10,377,921.35	32.43
FREDDIE MAC	5,464,472.00	17.07
HSBC HOLDINGS PLC	804,769.76	2.51
HYUNDAI AUTO RECEIVABLES	145,188.69	0.45
JP MORGAN CHASE & CO	790,940.71	2.47
UNITED STATES TREASURY	5,654,568.32	17.66
WELLS FARGO & COMPANY	800,404.84	2.50
Total	\$32,010,323.80	100.00%

Credit Quality (S&P Ratings)





Managed Account Detail of Securities Held

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	1,475,000.00	AA+	Aaa	06/14/16	06/15/16	1,490,614.26	0.95	3,106.32	1,489,367.37	1,488,598.03
US TREASURY NOTES DTD 07/31/2015 1.625% 07/31/2020	912828XM7	1,455,000.00	AA+	Aaa	06/14/16	06/15/16	1,489,044.73	1.04	3,983.46	1,486,663.33	1,486,657.89
US TREASURY NOTE DTD 12/02/2013 2.000% 11/30/2020	912828A42	1,000,000.00	AA+	Aaa	08/24/16	08/25/16	1,037,695.31	1.09	6,721.31	1,036,823.60	1,036,562.00
US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,600,000.00	AA+	Aaa	06/03/16	06/06/16	1,638,187.50	1.21	7,076.09	1,635,591.66	1,642,750.40
Security Type Sub-Total		5,530,000.00					5,655,541.80	1.08	20,887.18	5,648,445.96	5,654,568.32
Federal Agency Bond / Note											
FHLMC NOTES DTD 12/11/2015 1.000% 12/15/2017	3137EADX4	3,000,000.00	AA+	Aaa	06/03/16	06/06/16	3,009,720.00	0.79	8,833.33	3,007,693.14	3,010,335.00
FHLB NOTES DTD 02/18/2016 0.875% 03/19/2018	3130A7CX1	1,500,000.00	AA+	Aaa	06/03/16	06/06/16	1,501,260.00	0.83	437.50	1,501,038.69	1,501,201.50
FEDERAL HOME LOAN BANKS AGCY DTD 05/27/2016 0.875% 06/29/2018	3130A8BD4	3,000,000.00	AA+	Aaa	06/03/16	06/06/16	2,999,640.00	0.88	6,708.33	2,999,692.95	3,011,532.00
FANNIE MAE GLOBAL NOTES DTD 08/23/2013 1.875% 09/18/2018	3135G0YM9	2,000,000.00	AA+	Aaa	06/29/16	06/29/16	2,050,440.00	0.73	1,354.17	2,044,679.50	2,040,808.00
FHLMC REFERENCE NOTE DTD 09/16/2016 0.875% 10/12/2018	3137EAED7	750,000.00	AA+	Aaa	09/21/16	09/22/16	748,965.00	0.94	273.44	748,977.55	749,655.00
FHLMC REFERENCE NOTE DTD 09/16/2016 0.875% 10/12/2018	3137EAED7	1,000,000.00	AA+	Aaa	09/30/16	09/30/16	1,000,400.00	0.86	364.58	1,000,399.47	999,540.00
FNMA BENCHMARK NOTE DTD 09/01/2015 1.125% 10/19/2018	3135G0E58	1,500,000.00	AA+	Aaa	06/03/16	06/06/16	1,508,220.00	0.89	7,593.75	1,507,124.27	1,507,768.50
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	700,000.00	AA+	Aaa	06/03/16	06/06/16	700,595.00	0.97	680.56	700,527.79	700,993.30
FHLB GLOBAL NOTE DTD 06/03/2016 1.125% 06/21/2019	3130A8DB6	2,865,000.00	AA+	Aaa	06/03/16	06/06/16	2,873,824.20	1.02	8,953.13	2,872,906.66	2,876,898.35



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	980,000.00	AA+	Aaa	09/30/16	09/30/16	977,265.80	0.97	1,405.35	977,268.46	976,189.76
FHLB GLOBAL NOTE DTD 08/04/2016 0.875% 08/05/2019	3130A8Y72	1,500,000.00	AA+	Aaa	08/03/16	08/04/16	1,497,120.00	0.94	2,078.13	1,497,270.11	1,494,456.00
FHLB GLOBAL NOTES DTD 09/09/2016 1.000% 09/26/2019	3130A9EP2	750,000.00	AA+	Aaa	09/21/16	09/22/16	747,960.00	1.09	104.17	747,976.50	749,343.00
FREDDIE MAC GLOBAL NOTES DTD 10/02/2012 1.250% 10/02/2019	3137EADM8	700,000.00	AA+	Aaa	06/03/16	06/06/16	703,976.00	1.08	4,350.69	703,602.22	704,942.00
FHLB GLOBAL NOTE DTD 07/14/2016 1.125% 07/14/2021	3130A8QS5	750,000.00	AA+	Aaa	08/02/16	08/03/16	746,767.50	1.22	1,804.69	746,870.32	744,490.50
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	1,000,000.00	AA+	Aaa	08/24/16	08/25/16	997,380.00	1.30	1,458.33	997,431.19	997,292.00

Security Type Sub-Total		21,995,000.00					22,063,533.50	0.92	46,400.15	22,053,458.82	22,065,444.91
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Corporate Note											
JP MORGAN SECURITIES DTD 04/23/2009 6.300% 04/23/2019	46625HHL7	710,000.00	A-	A3	06/03/16	06/08/16	798,366.60	1.84	19,631.50	788,951.67	790,940.71
BERKSHIRE HATHAWAY INC CORPORATE NOTES DTD 08/15/2016 1.300% 08/15/2019	084664CK5	135,000.00	AA	Aa2	08/08/16	08/15/16	134,869.05	1.33	224.25	134,874.54	135,228.02
HSBC USA INC CORPORATE NOTES DTD 11/13/2014 2.375% 11/13/2019	40428HPN6	795,000.00	A	A2	06/03/16	06/08/16	805,199.85	1.99	7,237.81	804,297.58	804,769.76
BNY MELLON CORP NOTE (CALLABLE) DTD 08/17/2015 2.600% 08/17/2020	06406HDD8	775,000.00	A	A1	06/03/16	06/08/16	799,226.50	1.82	2,462.78	797,446.05	801,506.55
WELLS FARGO & COMPANY NOTES DTD 12/07/2015 2.550% 12/07/2020	94974BGR5	785,000.00	A	A2	06/03/16	06/08/16	803,007.90	2.01	6,338.88	801,800.95	800,404.84
AMERICAN EXPRESS CREDIT CORP NOTES DTD 05/05/2016 2.250% 05/05/2021	0258M0EB1	800,000.00	A-	A2	06/03/16	06/08/16	804,632.00	2.13	7,300.00	804,354.70	812,272.00



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total			4,000,000.00					4,145,301.90	1.94	43,195.22	4,131,725.49	4,145,121.88
Asset-Backed Security / Collateralized Mortgage Obligation												
HYUNDAI AUTO RECEIVABLES TRUST DTD 09/21/2016 1.290% 04/15/2021		44891EAC3	145,000.00	AAA	Aaa	09/14/16	09/21/16	144,980.48	1.30	51.96	144,980.48	145,188.69
Security Type Sub-Total			145,000.00					144,980.48	1.30	51.96	144,980.48	145,188.69
Managed Account Sub-Total			31,670,000.00					32,009,357.68	1.08	110,534.51	31,978,610.75	32,010,323.80
Securities Sub-Total			\$31,670,000.00					\$32,009,357.68	1.08%	\$110,534.51	\$31,978,610.75	\$32,010,323.80
Accrued Interest											\$110,534.51	
Total Investments											\$32,120,858.31	



Managed Account Fair Market Value & Analytics

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
U.S. Treasury Bond / Note												
US TREASURY NOTES	DTD 02/02/2015 1.250% 01/31/2020	912828H52	1,475,000.00	MORGANST		100.92	1,488,598.03	(2,016.23)	(769.34)	3.25	3.25	0.97
US TREASURY NOTES	DTD 07/31/2015 1.625% 07/31/2020	912828XM7	1,455,000.00	HSBC		102.18	1,486,657.89	(2,386.84)	(5.44)	3.71	3.71	1.04
US TREASURY NOTE	DTD 12/02/2013 2.000% 11/30/2020	912828A42	1,000,000.00	MORGANST		103.66	1,036,562.00	(1,133.31)	(261.60)	3.97	3.97	1.10
US TREASURY N/B	DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,600,000.00	HSBC		102.67	1,642,750.40	4,562.90	7,158.74	4.08	4.08	1.10
Security Type Sub-Total			5,530,000.00				5,654,568.32	(973.48)	6,122.36	3.74	3.74	1.05

Federal Agency Bond / Note												
FHLMC NOTES	DTD 12/11/2015 1.000% 12/15/2017	3137EADX4	3,000,000.00	RBS_SEC		100.34	3,010,335.00	615.00	2,641.86	1.20	1.20	0.71
FHLB NOTES	DTD 02/18/2016 0.875% 03/19/2018	3130A7CX1	1,500,000.00	MORGANST		100.08	1,501,201.50	(58.50)	162.81	1.46	1.46	0.82
FEDERAL HOME LOAN BANKS AGCY	DTD 05/27/2016 0.875% 06/29/2018	3130A8BD4	3,000,000.00	MORGANST		100.38	3,011,532.00	11,892.00	11,839.05	1.73	1.73	0.65
FANNIE MAE GLOBAL NOTES	DTD 08/23/2013 1.875% 09/18/2018	3135G0YM9	2,000,000.00	GOLDMAN		102.04	2,040,808.00	(9,632.00)	(3,871.50)	1.93	1.93	0.83
FHLMC REFERENCE NOTE	DTD 09/16/2016 0.875% 10/12/2018	3137EAED7	750,000.00	BARCLAYS		99.95	749,655.00	690.00	677.45	2.01	2.01	0.90
FHLMC REFERENCE NOTE	DTD 09/16/2016 0.875% 10/12/2018	3137EAED7	1,000,000.00	JEFFERIE		99.95	999,540.00	(860.00)	(859.47)	2.01	2.01	0.90
FNMA BENCHMARK NOTE	DTD 09/01/2015 1.125% 10/19/2018	3135G0E58	1,500,000.00	KEYBAN		100.52	1,507,768.50	(451.50)	644.23	2.02	2.02	0.87
FNMA BENCHMARK NOTE	DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	700,000.00	MORGANST		100.14	700,993.30	398.30	465.51	2.37	2.37	0.94
FHLB GLOBAL NOTE	DTD 06/03/2016 1.125% 06/21/2019	3130A8DB6	2,865,000.00	KEYBAN		100.42	2,876,898.35	3,074.15	3,991.69	2.67	2.67	0.97
FNMA BENCHMARK NOTE	DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	980,000.00	BMO		99.61	976,189.76	(1,076.04)	(1,078.70)	2.79	2.79	1.01
FHLB GLOBAL NOTE	DTD 08/04/2016 0.875% 08/05/2019	3130A8Y72	1,500,000.00	WELLSFAR		99.63	1,494,456.00	(2,664.00)	(2,814.11)	2.80	2.80	1.01



Managed Account Fair Market Value & Analytics

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Federal Agency Bond / Note												
FHLB GLOBAL NOTES		3130A9EP2	750,000.00	MORGANST		99.91	749,343.00	1,383.00	1,366.50	2.94	2.94	1.03
DTD 09/09/2016 1.000% 09/26/2019												
FREDDIE MAC GLOBAL NOTES		3137EADM8	700,000.00	WELLSFAR		100.71	704,942.00	966.00	1,339.78	2.93	2.93	1.01
DTD 10/02/2012 1.250% 10/02/2019												
FHLB GLOBAL NOTE		3130A8OS5	750,000.00	MERRILL		99.27	744,490.50	(2,277.00)	(2,379.82)	4.63	4.63	1.28
DTD 07/14/2016 1.125% 07/14/2021												
FNMA NOTES		3135G0N82	1,000,000.00	BMO		99.73	997,292.00	(88.00)	(139.19)	4.71	4.71	1.31
DTD 08/19/2016 1.250% 08/17/2021												
Security Type Sub-Total			21,995,000.00				22,065,444.91	1,911.41	11,986.09	2.27	2.27	0.89
Corporate Note												
JP MORGAN SECURITIES		46625HHL7	710,000.00	BARCLAYS		111.40	790,940.71	(7,425.89)	1,989.04	2.34	2.34	1.73
DTD 04/23/2009 6.300% 04/23/2019												
BERKSHIRE HATHAWAY INC CORPORATE NOTES		084664CK5	135,000.00	MERRILL		100.17	135,228.02	358.97	353.48	2.81	2.81	1.24
DTD 08/15/2016 1.300% 08/15/2019												
HSBC USA INC CORPORATE NOTES		40428HPN6	795,000.00	WELLSFAR		101.23	804,769.76	(430.09)	472.18	2.97	2.97	1.97
DTD 11/13/2014 2.375% 11/13/2019												
BNY MELLON CORP NOTE (CALLABLE)		06406HDD8	775,000.00	BARCLAYS	07/17/20	103.42	801,506.55	2,280.05	4,060.50	3.65	3.60	1.69
DTD 08/17/2015 2.600% 08/17/2020												
WELLS FARGO & COMPANY NOTES		94974BGR5	785,000.00	WELLSFAR		101.96	800,404.84	(2,603.06)	(1,396.11)	3.93	3.93	2.06
DTD 12/07/2015 2.550% 12/07/2020												
AMERICAN EXPRESS CREDIT CORP NOTES		0258M0EB1	800,000.00	CSFB		101.53	812,272.00	7,640.00	7,917.30	4.32	4.32	1.90
DTD 05/05/2016 2.250% 05/05/2021												
Security Type Sub-Total			4,000,000.00				4,145,121.88	(180.02)	13,396.39	3.42	3.42	1.85
Asset-Backed Security / Collateralized Mortgage Obligation												
HYUNDAI AUTO RECEIVABLES TRUST		44891EAC3	145,000.00	JPMCHASE		100.13	145,188.69	208.21	208.21	2.40	2.27	1.23
DTD 09/21/2016 1.290% 04/15/2021												
Security Type Sub-Total			145,000.00				145,188.69	208.21	208.21	2.40	2.27	1.23



Managed Account Fair Market Value & Analytics

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Managed Account Sub-Total		31,670,000.00				32,010,323.80	966.12	31,713.05	2.68	2.68	1.04
Securities Sub-Total		\$31,670,000.00				\$32,010,323.80	\$966.12	\$31,713.05	2.68	2.68	1.04%
Accrued Interest						\$110,534.51					
Total Investments						\$32,120,858.31					



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2016**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
BUY										
09/14/16	09/21/16	HYUNDAI AUTO RECEIVABLES TRUST DTD 09/21/2016 1.290% 04/15/2021	44891EAC3	145,000.00	(144,980.48)	0.00	(144,980.48)			
09/21/16	09/22/16	FHLB GLOBAL NOTES DTD 09/09/2016 1.000% 09/26/2019	3130A9EP2	750,000.00	(747,960.00)	(270.83)	(748,230.83)			
09/21/16	09/22/16	FHLMC REFERENCE NOTE DTD 09/16/2016 0.875% 10/12/2018	3137EAED7	750,000.00	(748,965.00)	(109.38)	(749,074.38)			
09/30/16	09/30/16	FHLMC REFERENCE NOTE DTD 09/16/2016 0.875% 10/12/2018	3137EAED7	1,000,000.00	(1,000,400.00)	(340.28)	(1,000,740.28)			
09/30/16	09/30/16	FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	980,000.00	(977,265.80)	(1,381.53)	(978,647.33)			
Transaction Type Sub-Total				3,625,000.00	(3,619,571.28)	(2,102.02)	(3,621,673.30)			
INTEREST										
09/01/16	09/01/16	MONEY MARKET FUND	MONEY0002	0.00	0.00	7.04	7.04			
09/18/16	09/18/16	FANNIE MAE GLOBAL NOTES DTD 08/23/2013 1.875% 09/18/2018	3135G0YM9	2,000,000.00	0.00	18,750.00	18,750.00			
09/19/16	09/19/16	FHLB NOTES DTD 02/18/2016 0.875% 03/19/2018	3130A7CX1	1,500,000.00	0.00	6,562.50	6,562.50			
09/26/16	09/26/16	FHLB GLOBAL NOTES DTD 09/09/2016 1.000% 09/26/2019	3130A9EP2	750,000.00	0.00	354.17	354.17			
Transaction Type Sub-Total				4,250,000.00	0.00	25,673.71	25,673.71			
Managed Account Sub-Total					(3,619,571.28)	23,571.69	(3,595,999.59)			
Total Security Transactions					(\$3,619,571.28)	\$23,571.69	(\$3,595,999.59)			

EASTVALE CONNECTION

November 3, 2016



MEETING SCHEDULE:

Eastvale City Council Meeting

- ➔ Wednesday, November 9th @ 6:30 p.m.
- ➔ Wednesday, December 14th @ 6:30 p.m.

Eastvale Planning Commission Meeting

- ➔ Wednesday, November 16th @ 6:00 p.m.

Eastvale Public Safety Commission Meeting

- ➔ Tuesday, January 24th @ 6:00 p.m.

Eastvale Parks Commission Meeting*

- ➔ Thursday, November 17th @ 6:30 p.m.

Meetings held at: **Rosa Parks Elementary School**
13830 Whispering Hills Dr. Eastvale, CA 92880

*Parks Commission meetings held at: **Eastvale Community Center**
13820 Schleisman Road Eastvale, CA 92880

UPCOMING EVENTS:

- ◆ **November 5**– Community Clean-up and Paper Shredding Event at Ramirez Intermediate from 8:00 a.m. - 12:00 p.m.
- ◆ **November 5**– Eastvale's 8th Annual 5K/10K, Fun Run and JCSD's Health Fair at ERHS from 7:00 a.m.– 11:00 a.m.
- ◆ **November 10**– Eastvale City Hall Closed in Observance of Veterans Day
- ◆ **November 11**– Veterans Day Ceremony at American Heroes Park at 8:30 a.m.
- ◆ **November 11** – ERHS Theatre present Disney's Beauty and the Beat followed by Beauty and the Beast, beginning at 5:00 p.m. Visit the City's website for additional dates and times.
- ◆ **November 17**– Eastvale Chamber After Hours Mixer at Gemma Jewelers from 5:30 p.m.– 7:30 p.m.
- ◆ **November 23 - 24** – Eastvale City Hall Closed in Observance of Thanksgiving
- ◆ **December 3**– JCSD Winter Wonderland and Tree Lighting Ceremony at the Eastvale Community Center from 3:00 p.m. - 9:00 p.m.
- ◆ **December 10**– Used Oil and Filter Exchange Event at Auto Zone from 9:00 a.m. – 12:00 p.m.

Visit the city's website for additional information regarding these and future events.

free RESIDENTIAL CLEAN UP & PAPER SHREDDING
*Shredding is limited to 4 banker boxes per household

Saturday, November 5, 2016

Ramirez Intermediate School:
6905 Harrison Ave., Eastvale, CA 92880
8:00am-12:00pm

Get Connected!
www.eastvaleca.gov

Visit www.eastvaleca.gov to get the latest information about community events, press releases, and city council meetings and agendas.

Stay Informed Sign up for E-Notify to receive notifications directly to your Inbox!

1ST ANNUAL VETERANS DAY CEREMONY
Friday, November 11, 2016
8:30 AM

American Heroes Park
6608 Hellman Avenue
Eastvale, CA 92880

VETERANS PLEASE CONTACT
DANIELLA MCCLUSTER, PUBLIC INFORMATION OFFICER
AT DMCCUSTER@EASTVALECA.GOV

JCSD LIGHT REFRESHMENTS TO FOLLOW



12363 Limonite Ave. Ste. 910, Eastvale, CA 91752

City Hall is open Monday – Thursday from 7:30 a.m. – 5:30 p.m. City Hall is closed on Fridays.

T: (951) 361-0900 **F:** (951) 361-0888 **E:** info@eastvaleca.gov **W:** www.eastvaleca.gov





CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 6.6

DATE: November 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: PLANNING DEPARTMENT UPDATE

RECOMMENDATION: RECEIVE AND FILE

Planning projects are provided in the attached Planning Project Status list. The list provides a brief summary and status of each project. New information are highlighted in yellow. A map identifying the location of each project is also included.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

1. Planning Project Status List
2. Planning Project Map

Prepared by: Malinda Lim, Assistant Planner
Reviewed by: Eric Norris, Planning Director
Reviewed by: Michele Nissen, City Manager

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>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>Applicant has requested revisions to the approved Development Plan and</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.

Map ID	Project	Notes	Current Activity
	<p>CEQA: Environmental Impact Report (certified)</p> <p>Planner: Eric Norris/Cathy Perring</p>	<p>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> <p>Project Location: Southeast corner of Limonite and Archibald Avenues (APNs 144-030-028, -</p>	<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.</p> <p>Release of the Draft EIR is on hold pending a determination on how to address</p>	<p>No tentative hearing date</p> <p>Public review of DEIR available</p>

Attachment

Map ID	Project	Notes	Current Activity
	<p>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>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>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 ranging from 12,850 square feet to</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>Received construction plans for buildings 2 and 3 on July 20, 2016. Provided comments to architect on August 16, 2016.</p>	<p>Road improvements under construction on Archibald Avenue.</p>

Map ID	Project	Notes	Current Activity
	<p>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>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>
8.	<p>99 Cents Only Store Major Development Plan Review Project No. 13-1601</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>Building Permit Review</p>

Attachment

Map ID	Project	Notes	Current Activity
	<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>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>	
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>

Map ID	Project	Notes	Current Activity
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>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>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>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</p>	<p>Planning Commission approval on April 20, 2016.</p> <p>Awaiting for revised construction plans.</p>

Attachment

Map ID	Project	Notes	Current Activity
		<p>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>	
12.	<p>Stratham Homes – Sendero Planned Residential Development Project No. 14-1398 **See Project No. PLN 15-06023 (No. 25 on the list) Project Location: Northwest corner of Limonite and Harrison; APN 164-010-017</p> <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>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>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>	<p>Approved by CC on June 10, 2015</p> <p>Waiting for Resubmittal of Master Home Plan</p>
13.	<p>AT&T – River Road, New Disguised Wireless Facility Project No. 14-2832 Project Location: Southeast Corner of Hall</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

Map ID	Project	Notes	Current Activity
	<p>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>		
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>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>	Waiting for submittal of incomplete items.

Attachment

Map ID	Project	Notes	Current Activity
	<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 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>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> <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>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>	Under construction

Map ID	Project	Notes	Current Activity
	<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>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> <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</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>

Attachment

Map ID	Project	Notes	Current Activity
	<p>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>		
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,</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</p>	<p>PC approval on November 18, 2015</p>

Map ID	Project	Notes	Current Activity
	<p>restaurants, general retail, service, and a tire store.</p> <p>Planners: Eric Norris/Yvette Noir</p>	<p>project including the two drive through pads.</p> <p>Applicant submitted sign program on September 12, 2016. See No. 38 on this list.</p>	
21.	<p>Vantage Point Church Major Development Review Project No. 15-1174</p> <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>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> <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>	

Attachment

Map ID	Project	Notes	Current Activity
		<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>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>Construction drawings set received for review on 6/22.</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>In building permit process.</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</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>Planning Commission approval on March 16, 2016.</p> <p>Grading Permit issued.</p>

Map ID	Project	Notes	Current Activity
	<p>sq. ft.) to be located on two parcels behind the vacant lot (Chevron Site)</p> <p>Planner: Cathy Perring/Malinda Lim</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>	
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>Approved by City Council on August 24, 2016.</p> <p>In building permit process.</p>

Attachment

Map ID	Project	Notes	Current Activity
		<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>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</p>	<p>Approved by City Council on September 28, 2016.</p>

Map ID	Project	Notes	Current Activity
		<p>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>On August 17, 2016, the Planning Commission reviewed and recommended approval of the project to City Council.</p>	
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

Attachment

Map ID	Project	Notes	Current Activity
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>	<p>Approved by City Council on September 28, 2016.</p>
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>	<p>Awaiting additional submittal materials.</p>
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>	<p>Approved</p>

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>

Attachment

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>	<p>Approved</p>
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>	<p>City Council hearing on November 9, 2016.</p>

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>

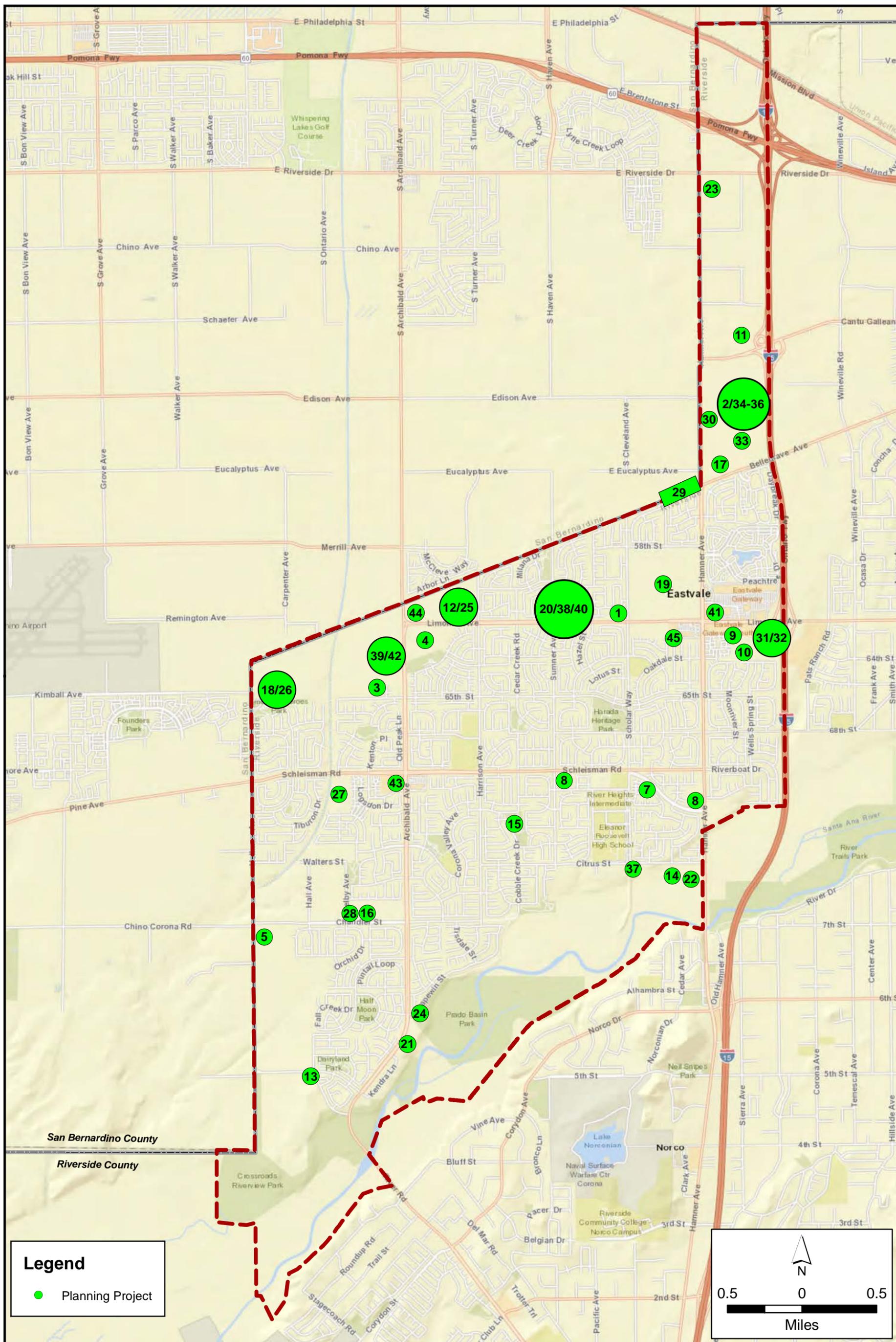
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Map ID	Project	Notes	Current Activity
38.	<p>Eastvale Marketplace Sign Program Project No. 15-0958/PLN 16-00031 (See No. 20 on the list)</p> <p>Project location: Northeast Corner of Limonite and Sumner Avenues</p> <p>Planner: Yvette Noir and Malinda 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>	<p>Applicant submitted application on September 22, 2016. Routed to reviewing departments for comments.</p>	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>	<p>Applicant submitted applicant for Letter of Public Convenience or Necessity on September 26, 2016.</p>	<p>City Council hearing on November 9, 2016.</p>
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>	<p>Awaiting for additional submittal materials.</p>

Map ID	Project	Notes	Current Activity
42.	<p data-bbox="176 172 533 277">The Campus Sign Program Project No. PLN 16-00035 (See No. 6 and 39 on this list)</p> <p data-bbox="176 315 764 420">Project Location: West of Archibald and approximately 750 ft. south of Limonite Ave (144-010-002, -033, -037, & -038)</p> <p data-bbox="176 457 449 488">Planner: Cathy Perring</p>	<p data-bbox="785 172 1409 203">Applicant submitted application on October 3, 2016.</p>	<p data-bbox="1785 172 1904 203">In Review</p>
43.	<p data-bbox="176 493 737 634">Medical Office Building and Dialysis Center at The Marketplace at The Enclave Major Development Review Project No. PLN16-00038</p> <p data-bbox="176 672 751 846">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="176 883 751 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="176 1131 422 1162">Planner: Yvette Noir</p>	<p data-bbox="785 493 1423 524">Applicant submitted application on October 13, 2016.</p>	<p data-bbox="1785 493 1904 524">In Review</p>
44.	<p data-bbox="176 1172 737 1278">Pre-Application for Shea Properties on NEC of Limonite Ave. and Archibald Ave. Project No. PLN16-00039</p> <p data-bbox="176 1315 730 1382">Project location: Northeast corner of Limonite Ave. and Archibald Ave.</p> <p data-bbox="176 1419 422 1450">Planner: Yvette Noir</p>	<p data-bbox="785 1172 1423 1203">Applicant submitted application on October 17, 2016.</p>	<p data-bbox="1785 1172 1904 1203">In Review</p>

Attachment

Map ID	Project	Notes	Current Activity
45.	<p>Rubios Conditional Use Permit for Alcohol Sales Project No. TBD</p> <p>Project Location: Cloverdale Marketplace Shopping Center next to Subway</p> <p>Planner: TBD</p>	<p>Application has not yet been submitted.</p>	<p>Awaiting formal application and deposit.</p>





CITY COUNCIL STAFF REPORT

ITEM 6.7

DATE: NOVEMBER 9, 2016
TO: HONORABLE MAYOR AND COUNCIL MEMBERS
FROM: JOE INDRAWAN, CITY ENGINEER
SUBJECT: UPDATE ON PUBLIC WORKS DEPARTMENT PROJECTS

RECOMMENDATION: RECEIVE AND FILE

Development Projects

Residential Projects Under Construction:

- Tract 36382 – Lennar Homes (Eastvale Project No. 12-0275)
- Ø Location: South side of Citrus Street between Scholar Way at Sumner Ave
 - Public Improvement 99% complete
 - Parking restriction has been added around mailboxes by painting the curb white
- Tract 34014 – DR Horton – Copper Sky (Eastvale Project No. 13-0395)
- Ø Location: Southeast corner of Schleisman Road at Scholar Way
 - Public Improvement 99% complete
 - Additional traffic control measures being added on Riverboat Drive to increase safety
- Tract 36423 – DR Horton (Eastvale Project No. 11-0558)
- Ø Location: Northwest corner of Archibald Avenue at 65th Street
 - Public Improvement 99% complete
 - Project near build-out
- Tract 32821– KB Home – The Lodge (205 Units, Eastvale Project No. 10-0124)
- Ø Location: Northwest corner of Limonite at Scholar Way
 - Public Improvement on Phase I 90% complete
 - Developer is working to start grading of Phase II of the project (TR 32821, southwest corner of 58th and Scholar) in January 2016.
 - Model homes open
 - Construction and grading ongoing
- Tract 31406 – Meritage Homes (Eastvale Project No. 10-0140)
- Ø Location: Southwest corner of Archibald Avenue at River Road
 - Punch List has been issued; developer has scheduled repairs.
- Tract 31476 – Beazer Homes (Eastvale Project No. 12-0679)
- Ø Location: Northeast corner of Hellman Avenue at Walters Street
 - Punch List has been issued



CITY COUNCIL STAFF REPORT

ITEM 6.7

Tract 29997 – Lennar Homes – Mill Creek Crossing (122-Units, Eastvale Project No. 12-0297)

- Ø Southeast corner of Hellman Avenue at Chandler
 - Public Improvements 99%
 - Traffic Signal at the intersection of Aldergate Road and Hellman Avenue is fully operational (built by Lewis Development per City of Chino requirements)

Tract 36696 – William Lyons Homes – Nexus (220 Units, Eastvale Project No. 14-0046)

- Ø Location: Limonite Avenue behind 24 Hour Fitness
- Ø Production homes under construction

TTM 36775 – Stratham Homes (319 Units, Project No. 14-1398)

- Ø Location: Northwest corner of Limonite Avenue at Harrison Avenue
- Ø Applicant has submitted a parcel map to divide the site into 4 parcels for financing purposes. Phase 1, 2, 3 and 4 maps have gone through a second plan check.

Residential Projects in Entitlement Stage:

None

Commercial Projects Under Construction or Plan Review:

Eastvale Marketplace at the Enclave

- Ø Location: Southwest corner of Archibald Avenue at Schleisman Road
 - Daycare - Completed

Ronald Reagan Elementary School

- Ø Location: Northeast corner of Fieldmaster Street at Cherry Creek Circle
 - Traffic is being monitored for improvement recommendations
 - Crossing guards study completed. Two locations met warrant, Fieldmaster/Cherry Creek and Fieldmaster/Fall Creek

Providence Business Park (Project No. 12-0750)

- Ø Location: West side of Archibald Avenue south of Limonite Avenue
 - Widening of west side of Archibald within project limits under construction

Chevron Gas Station (former Arco Gas Station)

- Ø Location: Southeast corner of Hamner Avenue at Riverside Drive
 - Project under construction

Goodman Commerce Center (Project No. 11-0271)

- Ø Location: Northeast corner of Hamner Avenue at Bellegrave Avenue
 - West side of Hamner Avenue under construction

Costco Wholesale

- Ø Location: East side of Hamner Avenue south of Cantu-Galleano Ranch Road
 - Site Development Plan is scheduled for Planning Commission review on Nov 16, 2016



CITY COUNCIL STAFF REPORT

ITEM 6.7

Eastvale Marketplace

- Ø Location: Limonite Avenue and Sumner Ave
 - Plan review is underway

The Ranch

- Ø Location: Northeast corner of Kimball Avenue at Hellman Avenue
 - Rough grading is completed and under observation for dust control
 - Infrastructures under construction

99cent Only Store

- Ø Location: Northwest corner of Hamner Avenue at “A” Street
 - Project was approved by Planning Commission on June 17, 2015
 - Street improvement and on-site plans have been approved
 - Waiting for developer to provide construction schedule which will include the widening of Hamner Avenue between Schleisman Road and Fire Station No. 27

CIT Acquisitions Corporation

- Ø Location: East side of Hamner Avenue south of Riverside Drive
 - Plan review is underway
 - Haul permit issued on October 12th 2016 and grading permit issued on October 17th 2016.

Commercial Projects in Entitlement Stage:

Wal-Mart

- Ø Location: Southeast corner of Archibald Avenue at Limonite Avenue
 - Draft EIR being circulated

Grainger Site – (Major industrial building, Project No. 14-1077)

- Ø Location: Northeast corner of Cantu-Galleano Ranch Road at Hamner Avenue
 - Proposed development plan review is underway

Vantage Point Church

- Ø Location: Northeast corner of Archibald Avenue at Prado Basin Park Road
 - Project is in its preliminary planning

Encroachment Permits

Various Citywide Encroachment Permit and Block Party application Review, Issuance and Inspections

Southern California Edison

- Ø Hamner Avenue from Mira Loma substation to Limonite Avenue, Limonite Avenue between Eastvale Gateway and Sumner Avenue, Scholar Way between Limonite Avenue and Rimmon Road.
 - Install new duct and structures.
 - Started August 23, 2016 and to be completed by November 2016



CITY COUNCIL STAFF REPORT

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Southern California Edison

- Ø Archibald Avenue between Limonite Avenue & City limit and Limonite Avenue between Archibald Avenue & Harrison Avenue
 - Install new duct and structures.

Southern California Edison

- Ø Scholar Way, Riverboat Drive and Hamner Ave
 - Install new duct and structures.

Southern California Gas Company

- Ø Harrison Avenue between Citrus Street and Limonite Avenue
 - New high pressure gas line
 - Traffic Control Plans approved
 - Started June 13, 2016 and to be completed by December 2016

- Ø Citrus Street between Harrison and Hamner Avenue
 - New high pressure gas line
 - Traffic Control Plans approved
 - Started June 13, 2016 and to be completed by December 2016

Southern California Gas Company

- Ø Sumner Avenue between Bellegrave Avenue and Limonite Avenue
 - Install new gas line
 - Traffic Control Plans approved

Milliken Grade Separation:

- Ø Milliken Ave north of Greystone is closed until March 2017
- Ø Milliken Overpass will be opened on November 23rd 2016

Weka Incorporated

- Ø Wells Springs Street between 68th Street & Riverboat Drive and 68th Street at Wells Springs Street
 - Punch List has been issued

Maintenance & Operations/Other

- Ø Address concerns with Citywide Traffic Issues
- Ø Resident concerns/reports
- Ø Weed abatement
- Ø Citywide streets, sidewalks, striping & signage maintenance
- Ø Coordination with projects in surrounding cities
 - **City of Ontario (New Model Colony)**
 - Archibald north of Limonite Avenue
 - West side of Hamner between Bellegrave and Riverside
 - Extension of Cantu-Galleano Ranch Road (Ontario Ranch Road) west of Hamner Avenue to Sumner Avenue/Haven has been opened. Connection to Archibald Avenue is now open.



CITY COUNCIL STAFF REPORT

ITEM 6.7

- **City of Chino (Chino Preserve)**
 - Hellman Avenue at Aldergate Road
 - New Traffic Signal – Installed by end of June 2016

Capital Improvement Projects

Street Rehabilitation:

1. Hamner Avenue Resurfacing from Riverside Drive to Samantha Street
 - Waiting for CDA Water Line project to be completed; Award March 2017
2. Hamner Avenue Resurfacing from Samantha Street to Cantu-Galleano (city side only)
 - Waiting for CDA Water Line project to be completed; Award March 2017
3. Hamner Avenue Resurfacing from Greystone to Riverside
 - Yet to be determined
4. Hamner Avenue Resurfacing from Limonite Avenue to s/o 68th Street
 - Waiting for CDA Water Line project to be completed; Award March 2017

Traffic Signals:

Traffic Signal Synchronization

5. New Traffic Signal – Sumner Avenue at 65th Street.
 - To be advertised by mid November, 2016

Fire Station No. 31:

6. Under construction. Estimated completion date Feb 2017.

Zone 2 Storm Drain:

Various Locations

7. Phase I (Selby) to be under construction in Nov 2016
8. Phase II is under design, construction to begin in March 2017

Slurry Seal Project:

Phase II Slurry Seal Project

9. Staff is currently identifying slurry seal locations, project is expected to bid in March 2017

FISCAL IMPACT

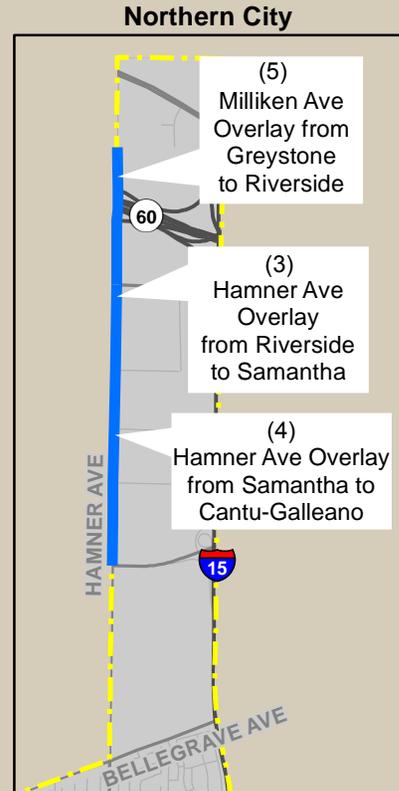
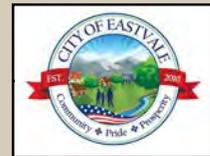
Not Applicable.

ATTACHMENT

1. CIP Map

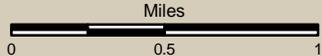
Prepared by: Joe Indrawan, City Engineer
Reviewed by: Michele Nissen, City Manager
Reviewed by: John Cavanaugh, City Attorney

CITY OF EASTVALE
Public Works **Projects Update**



CIP Project Type and Location

- Land, Buildings & Improvements
- Roadway Safety/Traffic Improvements
- Storm Drain Improvements
- Roadway Safety/Traffic Improvements
- Street Improvements





CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 6.8

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DANIELLA McCLISTER, PUBLIC INFORMATION OFFICER
AND CHRISTINE JAMORALIN, WRCOG FELLOW

SUBJECT: UPDATE ON THE EASTVALE MILITARY BANNER PROGRAM

RECOMMENDATION: RECEIVE AND FILE

BACKGROUND

On September 14, 2016, City Council voted to have the City of Eastvale re-administer the Eastvale Military Banner Program and approved a budget amendment in the amount of \$10,000 for the remainder of the 2016/2017 fiscal year. City staff has been collaborating with Dekra-Lite to update the program and military banners.

DISCUSSION

After the September 14, 2016, Council meeting, staff contacted each applicant that had a military banner hanging along Archibald Avenue via letters/emails/phone calls to confirm Active Duty Status. Staff was unable to contact eight (8) banner applicants to verify Active Duty Status. Dekra-Lite has removed the banners for servicepersons who are no longer serving on Active Duty or was unable to be contacted, per the new program policy. A total of twenty-four (24) banners have been removed from the program. City Council will be presenting the banners, if available, to the serviceperson and/or their families at the December 14, 2016 City Council meeting.

Banners Removed Include:

Andrew Collaso	U.S. Marines
Robert Flores	U.S. Marines
Nancy Cortes	U.S. Army
Joshua White	U.S. Air Force
Christian Quintanar	U.S. Marines
George Cortes	U.S. Army
Rebecca Chiaravalle	U.S. Air Force
Grant Wickman	U.S. Army
Damon Olivas	U.S. Army
Antonio R. Seccia	U.S. Navy
Brandon Delaunay	U.S. Army
Michael Barone	U.S. Navy
Ray Aivazian III	U.S. Marines



CITY OF EASTVALE CITY COUNCIL STAFF REPORT

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Jason Franco	U.S. Air Force
Ron Eric Franco	U.S. Coast Guard
Anthony Valdez	U.S. Army
Gabriel White	U.S. Army
Joshua Tyler	U.S. Air Force
Evan Holiday	U.S. Army
Nick Aguilera	U.S. Marines
Jason Pulido	U.S. Army
Gregory Coker	U.S. Army
Nigel Dean Canete	U.S. Navy
Victor Barone	U.S. Navy

By November 12, 2016, ten (10) new banners will be located along Archibald Avenue. The new banners are from applications that had been previously submitted prior to the City's re-administration of the program. New banner applications will be accepted for the next installation period. Dekra-Lite has installed seventeen (17) new Windbreaker Bracket systems on the remaining poles along Archibald. All poles used for military banners will be properly equipped.

November 2016 Banner Installation:

Colin Liddicote	U.S. Navy
John C. Jimenez	U.S. Marine Corps
Christian Cervantez	U.S. Marine Corps
Maria Nufable	U.S. Army
Sean Pierre Rangel	U.S. Navy
Adrian Canales	U.S. Marine Corps
Nicholas Casanova	U.S. Army
Robert Espinoza	U.S. Army
Ronald M. Cabal	U.S. Air Force
Jeffery S. Davis	U.S. Navy

The City has received four (4) donations towards the banner program. This includes one (1) donation from Waste Management and three (3) donations from family members of current servicepersons with banners along Archibald. Any donation is greatly appreciated.

The current expenditures for the program total \$5,812.74. This includes the new bracket systems, banner installations, removals, repairs and shipping costs.

IMPLEMENTATION

Not Applicable.



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 6.8

FISCAL IMPACT

The total expenditures of \$5,812.74 leaves a total of \$6,867.26 for the May installation and any necessary repairs.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

- Dekra-Lite Scope of Work

Prepared by: Daniella McClister, Public Information Officer and Christine Jamoralin, WRCOG Fellow

Reviewed by: John Cavanaugh, City Attorney

Reviewed by: Michele Nissen, City Manager

City of Eastvale
Install: Oct. 27-Nov. 12, 2016
Military Banners Scope of Work
ORD043515

Contacts:

Daniella McClister 951-703-4415 dmcclister@eastvaleca.gov

Dekra-Lite Sales Rep: Scot Behnke 714-651-8142

***Please Note All Poles Should Only Have One Banner**

Installation: Oct. 27-Nov. 12, 2016

- Install (3) New 30" X 96" Single Military Banners and (1) Stored Banner with New WindBreaker Brackets
 - **Zone# 7**
 - Sean Pierre Rangel on Pole# 58
 - **Zone# 3**
 - Jeffery S. Davis on Pole# 65
 - **Zone# 15**
 - Brandon Torrez on Pole# 24
 - His banner is currently in Dekra-Lite Storage
- Change Out (1) Existing 30" X 96" Single Military Banner to New 30" X 96" Single Military Banners with New WindBreaker hardware
 - Zone# 3
 - Change out "Victor Barone" to NEW "Ronald M. Cabal on Pole# 63
- Change Out (5) Existing 30" X 96" Single Military Banner to New 30" X 96" Single Military Banners with existing hardware
 - **Zone# 7**
 - Change out "Robert Flores" to NEW "Adrian Canales" on Pole# 4
 - Change out "Nancy Cortes" to NEW "Maria Nufable" on Pole# 5
 - Change out "Joshua White" to NEW "Colin Liddicote" on Pole# 7
 - Change out "Gregory Coket" to NEW "Christian Cervantez" on Pole# 53
 - **Zone# 3**
 - Change out "Nigel Dean Canete" to NEW "Robert Espinoza" on Pole# 62
- Install (4) 30" X 96" Single Military Banners on existing hardware

- **Zone# 7**
 - NEW John C. Jimenez on Pole# 52
 - Repaired & Cleaned Michael Viramontes on Pole# 51
- **Zone# 3**
 - NEW Nicholas Casanova on Pole# 2
- **Zone# 11**
 - Reprinted David Alva Jr. on Pole# 39
- Install (6) New WindBreaker with Band-It Hardware To Poles With Banners In Place
 - **Zone# 15**
 - Pole# 20, 34
 - **Zone# 14**
 - Pole# 29, 33,
 - **Zone# 7**
 - Pole# 55, 57
- Install (7) New WindBreaker with Band-it Hardware to Poles Without Banners
 - **Zone# 11**
 - Pole# 19, 41, 43, 44
 - **Zone# 14**
 - Pole# 30
 - **Zone# 15**
 - Pole# 35, 36
- Remove (15) 30"X 96" Single Military Banners To Bring Back To Dekra-Lite To Repair & Clean
 - **Zone# 7**
 - Christian Quintanar on Pole# 10
 - Evan Holiday on Pole# 48
 - Nick Aguilera on Pole# 50
 - **Zone# 11**
 - George Cortes on Pole# 12
 - Grant Wickman on Pole# 15
 - Damon Olivas on Pole# 16
 - Antonio R. Seccia on Pole# 18
 - Gabriel White on Pole# 40
 - Joshua Tyler on Pole# 42
 - **Zone# 15**
 - Brandon Delaunay on Pole# 21
 - Michael Barone on Pole# 25
 - Ray Aivazian III on Pole# 26
 - **Zone# 14**
 - Jason Franco on Pole# 27

- Ron Eric Franco on Pole# 29
- Anthony Valdez on Pole# 33

New & Reprinted 30" X 96" Single Military Banners





**CITY OF EASTVALE
CITY COUNCIL STAFF REPORT**

ITEM 6.9

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: STEVEN AGUILAR, ASSISTANT CITY CLERK

SUBJECT: ADOPT ORDINANCE 2016-06 APPROVING A DEVELOPMENT AGREEMENT WITH TARPON PROPERTY OWNERSHIP, LLC. (SECOND READING)

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE APPROVING A DEVELOPMENT AGREEMENT WITH TARPON PROPERTY OWNERSHIP 2 LLC.

BACKGROUND

The City of Eastvale is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. With the exception of urgency ordinances, Government Code Section 36934 requires two readings of standard ordinances more than five days apart. Ordinances must be read in full at the time of introduction or passage unless a motion waiving the reading is adopted by a majority of the City Council present.

Ordinance No. 2016-06 was first introduced at the regularly scheduled meeting of September 28, 2016.

DISCUSSION

Not Applicable.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

Ordinance No. 2016-06

Prepared by: Steven Aguilar, Assistant City Clerk
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

ORDINANCE NO. 2016-06

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE
APPROVING A DEVELOPMENT AGREEMENT WITH TARPON PROPERTY
OWNERSHIP 2 LLC.**

THE CITY COUNCIL OF THE CITY OF EASTVALE ORDAINS AS FOLLOWS:

SECTION 1. The City Council finds:

WHEREAS, To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 – 65869.5 (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in real property to enter into a development agreement and, among other things, establish certain development rights in property which is the subject of a development project application.

WHEREAS, City, a general law city, is authorized by the Development Agreement Statute to enter into development agreements with persons and entities having a legal or equitable interest in real property, for the purposes of establishing predictability for both the City and property owner in the development process. City enters into this Agreement pursuant to the provisions of the California Government Code, the City's General Plan (the "General Plan"), the Eastvale Municipal Code (the "City's Municipal Code"), and all applicable City policies.

WHEREAS, Landowner is the fee owner of the real property located within the City of Eastvale, County of Riverside, State of California, (the "Property"). The Property is bounded on the west by Hamner Avenue, on the south by Bellegrave Avenue, on the east by Interstate 15 (I-15), and on the north by Cantu-Galleano Ranch Road. The Assessor's parcel numbers ("APNs") for the Property are 160-020-005, 160-020-006, 160-020-023, 160-020-024, 160-020-025, 160-020-029, 160-020-030, 160-020-031, 160-020-032 and 160-020-036. Landowner desires to develop the Project in accordance with the City Approvals.

WHEREAS, Landowner proposes to enter into this statutory Development Agreement in order to vest its right to develop up to 2,983,400 square feet of commercial retail, light industrial, business park and other uses across the 205.4 acre Property (collectively, the "Project"). The Project was originally approved by the Eastvale City Council in November 2014 without a Development Agreement, and has since been the subject of subsequent amendments and modifications.

WHEREAS, As required by the Eastvale Zoning Code, on September 21, 2016, the Planning Commission conducted its duly noticed public hearing on the proposed Development Agreement and provided its recommendation to approve the Development Agreement; and

WHEREAS, On September 28, 2016, the City Council held a duly noticed public hearing at which it considered all public testimony pro and con as well as materials in the staff report and accompanying documents, all of which materials constitute the record of such hearing and finds that:

1. The proposed Development Agreement is consistent with the applicable General Plan objectives, policies and programs.
2. The proposed Development Agreement is compatible with all applicable Zoning, including the Goodman Commerce Center Specific Plan, and as amended, which implements the General Plan by allowing the development of the Project.
3. The proposed Development Agreement is in conformity with and will promote public convenience, general welfare and good land use practice.
4. The proposed Development Agreement will not be detrimental to the health, safety and general welfare within the City.
5. The proposed Development Agreement will not adversely affect the orderly development of the property or the preservation of property values.
6. The proposed Development Agreement will promote and encourage the development of the proposed Site by providing a greater degree of requisite certainty for the developer.
7. The proposed Development Agreement will provide local and regional public benefits to the City, including, without limitation:
 - a. Increased Tax Revenues. The Project is intended to result in increased real property and sales taxes and other revenues to the City.
 - b. Improve Jobs/Housing Ratio. The Project will enhance the jobs base in the City.
 - c. Pedestrian Mobility. The Project encourages pedestrian mobility through the provision of walking paths and through signage guiding pedestrians to nearby destinations to create pleasant environments that will encourage walking.
 - d. Reduced Traffic Congestion. The Project will include improvements and will contribute fees to improve local streets and the regional transportation network.
 - e. Provide Hotel Use. The Project is intended provide overnight accommodations for resident and business visitors.
8. The City Council specifically finds that the provisions of this Development Agreement are consistent with the City's general plan. The Council further finds that the underlying development is subject to full and proper environmental review under CEQA, resulting in Resolution No. 14-032, dated June 11, 2014, which certified Environmental Impact Report No.(SCH No. 2011111012) (the "Project EIR").

SECTION 2. The City Council approves the Development Agreement by and between the City of Eastvale and Tarpon Property Ownership 2 LLC, as set out in Exhibit "A", attached hereto and incorporated as if fully set forth herein and the Mayor is authorized to sign it on behalf of the City.

Attachment

SECTION 3. Effective Date: This ordinance and the development agreement adopted by it shall take effect 30 days from the date of the adoption of this Ordinance.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Eastvale this 9th day of November 2016.

Ike Bootsma, Mayor

ATTEST:

Steven D. Aguilar, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF EASTVALE)

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance No. 2016-06 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Eastvale on the 28th day of September, 2016, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Eastvale at a meeting thereof held on the 9th day of November, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven D. Aguilar, Assistant City Clerk



**CITY OF EASTVALE
CITY COUNCIL STAFF REPORT**

ITEM 6.10

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: STEVEN AGUILAR, ASSISTANT CITY CLERK

SUBJECT: ADOPT ORDINANCE 2016-07 AMENDING CHAPTER 6.72 OF THE BUSINESS REGISTRATION CERTIFICATION PROGRAM AMENDING SECTIONS 6.72.070 B. AND C. ESTABLISHING AN INSPECTION OF HOME OCCUPATON BUSINESSES (SECOND READING)

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING CHAPTER 6.72 OF THE BUSINESS REGISTRATION CERTIFICATION PROGRAM AMENDING SECTIONS 6.72.070 B. AND C. ESTABLISHING AN INSPECTION OF HOME OCCUPATION BUSINESSES

BACKGROUND

The City of Eastvale is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. With the exception of urgency ordinances, Government Code Section 36934 requires two readings of standard ordinances more than five days apart. Ordinances must be read in full at the time of introduction or passage unless a motion waiving the reading is adopted by a majority of the City Council present.

Ordinance No. 2016-07 was first introduced at the regularly scheduled meeting of October 12, 2016.

DISCUSSION

Not Applicable.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

Ordinance No. 2016-07

ORDINANCE NO. 2016-07

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE,
CALIFORNIA, AMENDING CHAPTER 6.72 OF THE BUSINESS REGISTRATION
CERTIFICATION PROGRAM AMENDING SECTIONS 6.72.070 B. AND C.
ESTABLISHING AN INSPECTION OF HOME OCCUPATION BUSINESSES**

THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

WHEREAS, the City Council of the City of Eastvale adopted Ordinance No. 2013-12 establishing a Business Registration Certification Program; and

WHEREAS, Home Occupation Businesses are subject to the Business Registration Certification Program; and

WHEREAS, a home occupation is nonresidential business use that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone; and

WHEREAS, the City Council has determined that it is necessary that, prior to issuance of a Business Registration Certificate to a home occupation, an inspection be conducted by the City to ensure the home occupation conforms to applicable City laws and Zoning regulations.

SECTION 1. Chapter 6.72 of the Eastvale Municipal Code is amended to amend Section 6.72.070 B. to read as follows:

“B. Issuance. A business registration certificate shall be issued upon satisfactory completion of the requisite application and payment of the fee(s) prescribed in this Chapter. Said certificate shall remain in full force and effect for a period of one (1) year beginning April 1 and expiring on March 31.

1. Prior to issuance of a business registration certificate to a home occupation, the home occupation shall be subject to a one time inspection by the City for compliance with all applicable City laws and Zoning regulations.
2. After receiving a completed business registration application from an owner of the home occupation, the City will conduct an inspection of the Residential Dwelling Unit in which the home occupation is located in order to ensure the proposed home occupation conforms to all applicable City laws and Zoning regulations.
3. The notice of inspection shall provide a minimum of 14-days notice. Notice shall be mailed to the owner of the home occupation as identified on the business registration application.
4. In the event a home occupation owner refuses to allow access to conduct the inspection, the City will not issue a business registration certificate to the home occupation.

5. City Planning Officials and/or Building Official will be responsible for conducting the inspections authorized by this Section. However, the City may request that other City departments participate in the inspection process.
6. After completion of the inspection, the City shall send written notice of the inspection to the home occupation owner. The notice shall contain:
 - a. An itemization of any violations, if any, of the applicable City laws and Zoning regulations identified during the inspection;
 - b. The period of time for correcting each of the identified violations;
 - c. A statement that the City will re-inspect the Residential Dwelling Unit in which the home occupation is located at the end of the period of time for correction;
 - d. The amount of the Re-inspection Fee and the date by which the Re-inspection Fee must be paid; and
 - e. A statement that if the violations are not corrected within the period of time for correction, or, if the proposed home occupation is violative of the applicable City laws and Zoning regulations, the City will not issue the home occupation owner a Business Registration Certificate and the City may pursue legal action as authorized under the Code to abate such violations.
 - f. If no violations are found as a result of the inspection, the inspection notice shall state so and City shall issue the Business Registration Certificate to the home occupation owner.”

SECTION 2. Chapter 6.72 of the Eastvale Municipal Code is amended to amend Section 6.72.070 C. to read as follows:

“C. Business Registration Certificate and Inspection Fees. Business registration certificate and Inspection fees shall be charged by the City to cover the reasonable costs of providing the regulatory services included in the business registration and licensing program, including re-inspection fees. Business Registration certificate and Inspection fees shall be set by resolution of the City Council, or as required by state law. No business registration certificate fee charged under the provisions of this Chapter shall be construed as a business license tax.”

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and

Attachment

each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective 30 days from the date of its adoption.

SECTION 5. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be posted as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Eastvale this 9th day of November 2016.

Ike Bootsma, Mayor

ATTEST:

Steven D. Aguilar, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance No. 2016-07 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Eastvale on the 28th day of September, 2016, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Eastvale at a meeting thereof held on the 9th day of November, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven D. Aguilar, Assistant City Clerk



**CITY OF EASTVALE
CITY COUNCIL STAFF REPORT**

ITEM 6.11

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: STEVEN AGUILAR, ASSISTANT CITY CLERK

SUBJECT: ADOPT ORDINANCE 2016-08 ESTABLISHING A CITY TREE BOARD AND ADOPTING REGULATIONS FOR THE PLANTING AND MAINTENANCE OF TREES WITHIN THE CITY

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING A CITY TREE BOARD AND ADOPTING REGULATIONS FOR THE PLANTING AND MAINTENANCE OF TREES WITHIN THE CITY

BACKGROUND

The City of Eastvale is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. With the exception of urgency ordinances, Government Code Section 36934 requires two readings of standard ordinances more than five days apart. Ordinances must be read in full at the time of introduction or passage unless a motion waiving the reading is adopted by a majority of the City Council present.

Ordinance No. 2016-08 was first introduced at the regularly scheduled meeting of October 26, 2016.

DISCUSSION

Not Applicable.

FISCAL IMPACT

Not Applicable.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

Ordinance No. 2016-08

ORDINANCE NO. 2016-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING A CITY TREE BOARD AND ADOPTING REGULATIONS FOR THE PLANTING AND MAINTENANCE OF TREES WITHIN THE CITY

WHEREAS, Tree ordinances are adopted by communities striving to attain a healthy, vigorous and well-managed urban forest; and

WHEREAS, this Tree ordinance shall include the authorization, regulations, penalties, liabilities, and policy necessary to consistently and objectively manage urban forest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Definitions

"Park trees" are herein defined as trees in public parks having individual names, or to which the public has free access as a park.

"Parkway trees" are herein as trees planted in residential or commercial areas located between the curb and the sidewalk.

"Public-Right-of-Way trees" are herein defined as trees located on major arterial and secondary roadways which are the responsibility of the City.

"Topping", "stubbing", or "pollarding" is herein defined as the removal of a branch to a stub, bud or lateral branch not large enough to assume a terminal role which produces less desirable results than more moderate pruning with respect to the natural form of the tree and which is generally hazardous to the overall health and stability of the tree. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

SECTION 2. Establishment Of A City Tree Board

There is hereby created and established a City Tree Board for the City of Eastvale ("Board") which shall consist of one (1) representative from each of the following: (1) Jurupa Community Services District (JCSD), (2) Jurupa Area Recreation and Park District (JARPD), (3) the City of Eastvale's Public Works Department, and (4) the City of Eastvale's Planning Department. Board members will serve without compensation.

A. Duties & Responsibilities of City Tree Board

It shall be the responsibility of the Board to study, investigate, counsel and develop and/or update, and administer a written plan for the care, preservation, pruning, planting, replanting,

removal or disposition of trees along streets and in other public areas. Such plan will be presented to the City Council when proposed changes are made, and upon the acceptance and approval from City Council shall constitute the official comprehensive City Tree Plan for the City of Eastvale.

The Board, when requested by the City Council or Planning Commission, shall consider, investigate, make finding, report and recommend upon any special matter of question coming within the scope of its work.

B. Operation

The Board shall choose its own officers, make its own rules and regulations and keep a journal of its proceedings. A majority of the members shall be a quorum for the transaction of business. The Board will meet annually. The Board shall comply with all requirements of the Ralph M. Brown Act.

SECTION 3. Maintenance

Trees on a public street, sidewalk, or right-of way that abuts a residential property shall be maintained by the adjoining property owner, unless it is maintained through another public agency such as a Community Facilities District or Landscape Maintenance District.

SECTION 4. Authorized Tree Species for Planting

Trees that are indigenous to the area, and/or suitable for the local climate as determined by the Planning Director and/or Landscape Architect, should be used. Site layout shall take into consideration Eastvale's climate by including trees, landscaping and architectural elements to provide shade, as appropriate for the available root and tree canopy space.

SECTION 5. Spacing of Trees

A variety of design techniques are encouraged to be used to create safe, inviting, and functional pedestrian and cyclist environments in residential developments, including street trees planted to provide shade on pedestrian paths, sidewalks, and walkways.

SECTION 6. Public Tree Care

Public right-of-way and park trees shall be maintained by the maintenance entity charged with ensuring maintenance of those trees in perpetuity.

The City, Jurupa Community Services District (JCSD) and Jurupa Area Recreation and Park District (JARPD) shall have the right to plant, prune, maintain and remove public trees, as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

The City Tree Board may cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is damaging to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any fungus, insect or other pest.

SECTION 7. Staking & Tying

All nursery stakes and ties shall be removed at the time of planting. Stakes and ties are to be inspected to prevent rubbing and girdling that causes bark wounds. All trees shall be re-staked, realigned, or retied as necessary and per the approved landscape plans to aid and promote proper growth. Cinch ties shall be used to prevent bruising.

SECTION 8. Tree Topping

It shall be unlawful for any person to top any Street Tree, Park Tree, or other tree on public property. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be subject to Tree Topping at the discretion of the Board.

SECTION 9. Pruning, Corner Clearance

All trees should be pruned, trimmed, and thinned as deemed necessary, depending on the person or public agency responsible for the maintenance of the trees.

All tree pruning shall be done in accordance with ANSI A300 Standards and per International Society of Arboriculture recommendations.

The initial step of pruning shall be the removal of all dead wood and weak, diseased, insect infested and damaged limbs. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet (8') to ten feet (10') above the surface of the street or sidewalk, at the discretion of the agency responsible for the tree. All branches overhanging the curb line on roadways shall have a fourteen (14) foot minimum clearance.

All trees shall be thinned of smaller limbs to distribute the foliage evenly. All trees shall be trimmed and shaped to provide a symmetrical appearance typical of the species. All suckers and sprouts shall be cut flush with the trunk or limb. All crossed or rubbing limbs shall be removed unless removal will result in large gaps in the general outline. Limbs should extend alternately from the trunk on 12" to 24" spacing.

The City shall have the right to prune any tree located on private property, but which encroaches on the public right of way.

SECTION 10. Dead and Damaged Trees/Branches

All persons or public agencies responsible for the maintenance and care of trees shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a nuisance to the safety of the public. Removal shall be completed as soon as practical upon discovery. Removal of dead trees shall be accomplished as soon as feasible unless located within a conservation area.

All trees less than 25' which are downed by either natural or unnatural causes shall be removed and disposed of off-site. Where possible, stumps shall be ground to 12" below grade, wood chips raked level to fill hole.

All trees greater than 25' which are down or all trees which are still standing, but must be removed for other reasons, shall be handled by property owner or responsible agency.

SECTION 11. Conformance to the City's Tree Management Policy

All persons or public agencies shall comply with the provisions of the City of Eastvale's Tree Management Policy adopted on August 27, 2014 and any amendments thereto.

SECTION 12. Appeal to City Council

The City Council shall have the right to review the conduct, acts and decisions of the City Tree Board. Any person may appeal from any ruling or order of the City Tree Board to the City Council who may hear the matter and make final decision.

SECTION 13. Penalty for Vandalism to Street or Park Tree

It is unlawful for any person to vandalize, damage, or violate any provision contained in this ordinance to any parkway tree, public-right-of-way tree, or park tree . This shall be punishable by a fine not to exceed \$1,000.00.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Eastvale this 9th day of November 2016.

Ike Bootsma, Mayor

ATTEST:

Steven D. Aguilar, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

Attachment

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance No. 2016-08 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Eastvale on the 28th day of September, 2016, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Eastvale at a meeting thereof held on the 9th day of November, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven D. Aguilar, Assistant City Clerk



CITY OF EASTVALE
CITY COUNCIL STAFF REPORT

ITEM 7.1

MEETING DATE: November 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MALINDA LIM, ASSISTANT PLANNER

SUBJECT: PROJECT NO. PLN16-00033 – Smart & Final Express Letter of Public Convenience and Necessity for off-site liquor sales - located at 13346 Limonite Avenue (the northeast corner of Limonite Avenue and Sumner Avenue).

RECOMMENDATION

Adopt Resolution 16-____ Approving Smart and Final Letter of Public Convenience and Necessity Project No. PLN16-00033 for the Sale of Alcoholic Beverages (Beer, Wine, and Distilled Spirits) in the Proposed Grocery Store for Off-site Consumption at the Eastvale Marketplace Retail Center Located at the Northeast Corner of Sumner Avenue and Limonite Avenue

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 16 - ____ would approve the applicant's request for a Letter of Public Convenience and Necessity (PCN) to allow the off-site sale of beer, wine, and distilled spirits. This resolution would be forwarded to the Department of Alcoholic Beverage Control (ABC), which will allow the applicant to obtain a license to sell alcohol.

BACKGROUND

Smart and Final "Extra" will be a main tenant in the new Eastvale Marketplace shopping center (Figure 1), located on the northeast corner of Limonite Avenue and Sumner Avenue. Smart and Final will occupy a 30,560-square-foot building, of which about 77% or 23,645 square feet will be dedicated to sales (the rest will be storage, office, etc.). Of the sales area, only 379 square feet or 1.6% will be dedicated to the display of alcoholic beverages.

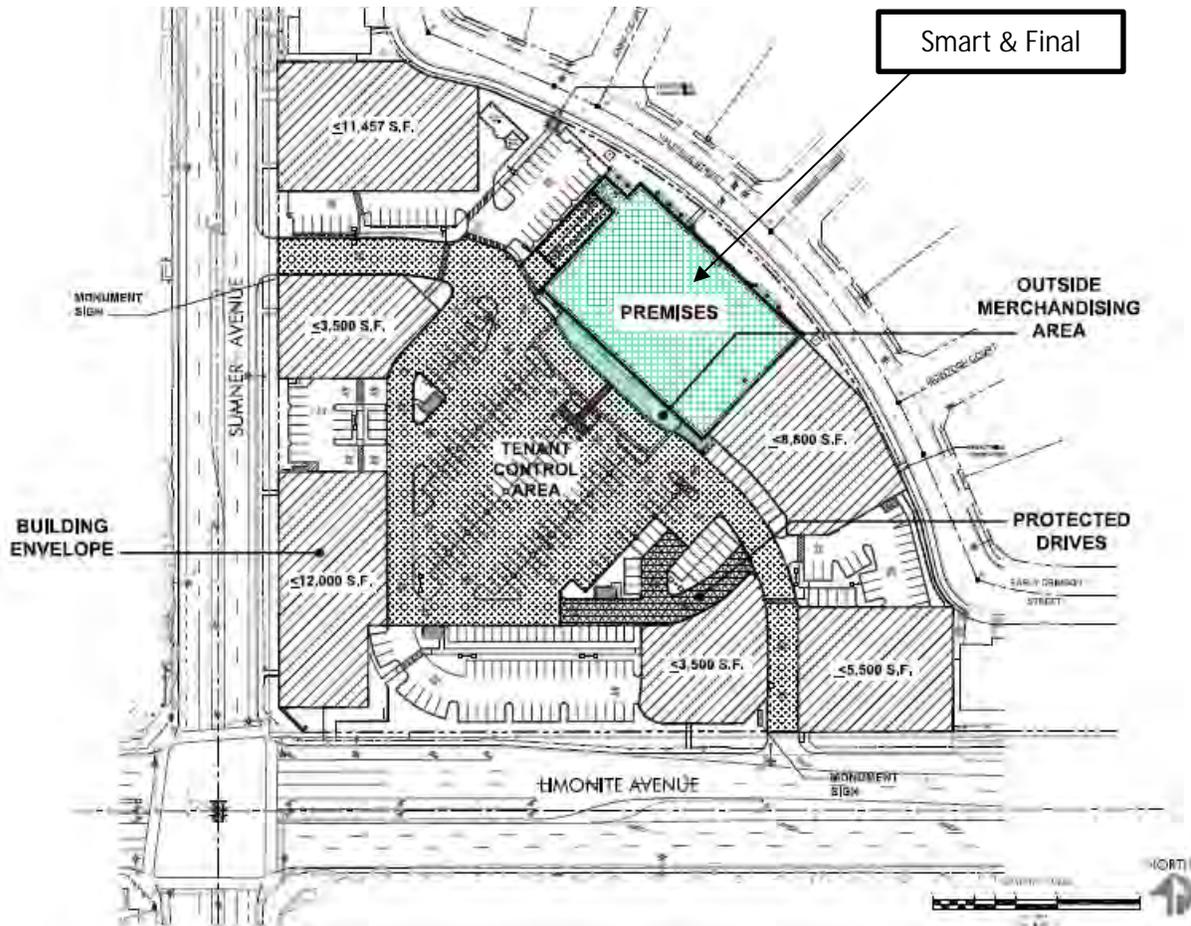
The store will be open from 6am to 12 am daily, with approximately 6 – 15 employees on site during each shift depending on time of day and season.

On September 15, 2016, Smart and Final submitted an application to the state department of Alcoholic Beverage Control (ABC) for a "Type 21" liquor license (which allows the sale of beer, wine, and distilled spirits for off-site consumption).

ABC reviewed the application and determined that the Census tract within which the Eastvale Marketplace is located currently is oversupplied (per ABC's standards) with this type of liquor license. According to ABC, there are five active off-sale liquor licenses issued in the Census tract in which the store is located; ABC's standards indicate there should be a maximum of five.

Due to the number of existing licenses will exceed the number allowed, ABC determined the approval of the new application would result in an “undue concentration” of alcohol outlets unless a determination can be made by the City that the license would serve public convenience or necessity.

Figure 1: Site Plan of Project Site



ANALYSIS

General Plan Compliance:

The project site is located in the Commercial Retail (CR) designation of the City’s General Plan. The proposed Smart and Final grocery store will be consistent with the Commercial Retail designation. The Commercial Retail land use designation encourages a mix of retail, grocery, office, and restaurant uses. The proposed store is consistent with this designation.

Zoning Compliance:

The project site is zoned Scenic Highway Commercial (C-P-S) which allows for a wide range of commercial development and is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. The Smart and Final store is consistent with the site’s zoning.

Although a Smart and Final grocery store is allowed by-right, alcoholic beverage “off-site” sales is subject to a Conditional Use Permit (CUP) per Section 4.9 of the Eastvale Zoning Code. On November 18, 2015, the Planning Commission approved a CUP to sell beer, wine, and distilled spirits for off-site consumption at the grocery store located in the Eastvale Marketplace. A number of conditions are included in the approved Conditional Use Permit mitigate any conflicts from increased liquor sale, including security monitoring of entrances, exits, and surrounding areas and outdoor lighting for pedestrian areas.

Other Liquor Licenses and Public Convenience:

Figure 2 shows census tract 406.07 within which the Smart and Final store is located and the locations of active off-sale liquor licenses. There are approximately five other establishments within the census tract that provide “off-site” liquor sales.

Figure 2: Census Tract Map



Census Tract 406.07 does have existing liquor licenses however, it is relevant to see that there are only residential neighborhoods in the immediate area and two locations of “Type 21” off-site sales are more than a mile away in Jurupa Valley. By allowing liquor to be sold in a grocery store, patrons may reduce the amount of trips when shopping for food, household goods, and alcohol. It is staff’s analysis that allowing the sale of alcohol at this location would constitute a public convenience due to the reduction of trips as customers will be able to get more goods (food, household goods, liquor) in one location.

CONCLUSION

An additional off-site sales license for the proposed Smart and Final warehouse grocery store will not cause an “undue concentration” and would constitute a Public Convenience and Necessity since the store will be providing a new commercial service to the shopping center, is within walking distance of the surrounding neighborhoods, and the locations of the other off-site sales are a great distance away.

RECOMMENDED MOTION

Staff recommends that the City Council approve the Letter of Public Convenience and Necessity, allowing Smart and Final to continue processing their application at ABC for a liquor license. Should the Council agree, the following motion is suggested:

“I move that the City Council review the approved Conditional Use Permit based on the Planning Commission’s approval findings and direct staff to forward the City Council’s determination to the office of Alcohol Beverage Control to process the Public Convenience and Necessity for Smart and Final located at 13364 Limonite Avenue.”

ATTACHMENT(S)

1. Resolution 16 - ____, including Project Plans (Exhibit A) and Conditions of Approvals (Exhibit B).
2. 1000’ Mailing List and Radius Map

CITY COUNCIL RESOLUTION NO. 16-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING SMART AND FINAL LETTER OF PUBLIC CONVENIENCE AND NECESSITY PROJECT NO. PLN16-00033 FOR THE SALE OF ALCOHOLIC BEVERAGES (BEER, WINE, AND DISTILLED SPIRITS) IN THE PROPOSED GROCERY STORE FOR OFF-SITE CONSUMPTION IN THE EASTVALE MARKETPLACE RETAIL CENTER LOCATED AT THE NORTHEAST CORNER OF SUMNER AVENUE AND LIMONITE AVENUE.

WHEREAS, Smart and Final made application for a license from the state department of Alcoholic Beverage Control (ABC) for the sale of a full line of alcoholic beverages for off-site consumption; and

WHEREAS, according to standards imposed by ABC, the Census tract within which the Eastvale Marketplace is located is oversupplied with licenses for the sale of alcoholic beverages for off-site consumption; consequently requiring that the City approve a Letter of Public Convenience and Necessity prior to issuance of a liquor license by ABC; and

WHEREAS, pursuant to information from ABC, there are five licenses in the Census tract, including two which are located outside of the City of Eastvale and one which is in a private, gated community, providing limited opportunities for the purchase of alcoholic beverages in this portion of Eastvale ; and

WHEREAS, the Eastvale Planning Commission has previously considered the sale of alcoholic beverages at this location, and approved a Conditional Use Permit allowing alcoholic beverage sales to occur, subject to conditions of approval (Exhibit B); and

WHEREAS, the Eastvale Police Department has determined no problems will result from the sale of alcoholic beverages at this location; provided, however that conditions in the Conditional Use Permit are implemented and fully complied by the applicant; and

WHEREAS, the proposed Letter of Public Convenience and Necessity (Project No. PLN16-00033) is not considered a “project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 150619(b)(3); and

WHEREAS, on October 26, 2016, the City Council of the City of Eastvale conducted a duly noticed public hearing regarding the approval of this application in this Resolution.

NOW, THEREFORE, the City Council of the City of Eastvale does hereby resolve, determine, and order as follows:

SECTION 1. LETTER OF PUBLIC CONVENIENCE OR NECESSITY

Based upon (1) the prior approval by the Planning Commission for the sale of alcoholic beverages at this location; and (2) the lack of existing opportunities to purchase alcoholic beverages for off-site consumption in Eastvale; and (3) the fact that two of the five licenses currently existing in the Census tract which includes the Eastvale Marketplace, the City Council finds that providing an additional outlet for off-site alcoholic beverages at this location would serve the public convenience and necessity.

SECTION 2. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the City Council’s decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the Planning Department of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752.

SECTION 3. DETERMINATION

Based upon all the evidence provided, the City Council of the City of Eastvale hereby approves a Letter of Public Convenience for the sales of a full line of alcoholic beverages (beer, wine, and distilled spirits) in the Smart and Final grocery store at 13364 Limonite Avenue for off-site consumption and directs staff to forward the Letter to the state department of Alcoholic Beverage Control.

SECTION 4. This Resolution shall go into full force and effect immediately.

PASSED, APPROVED, AND ADOPTED this 9th day of November 2016.

Ike Bootsma, Mayor

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh, City Attorney

Steven D. Aguilar, Assistant City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Resolution Number 16-_____ was duly adopted by the City Council of the City Eastvale at a regular meeting the 9th day of November, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven D. Aguilar, Assistant City Clerk

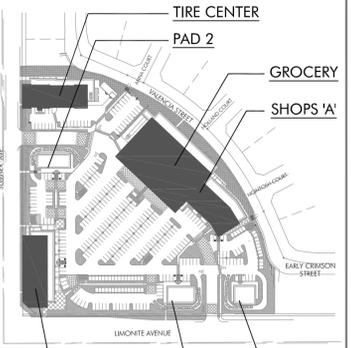
EXHIBIT A

Project Plans

A PROJECT FOR:



2390 E. CAMELBACK RD., SUITE 410
PHOENIX, AZ 85016
CONTACT: DANA DRAGON
Office (602) 567-7136



KEY MAP

EASTVALE MARKETPLACE
NEC of Limonite Ave. & Sumner Ave.
Eastvale, California 92880

ISSUES / REVISIONS

No.	DATE	DESCRIPTION

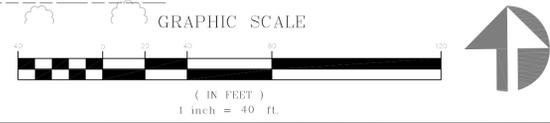
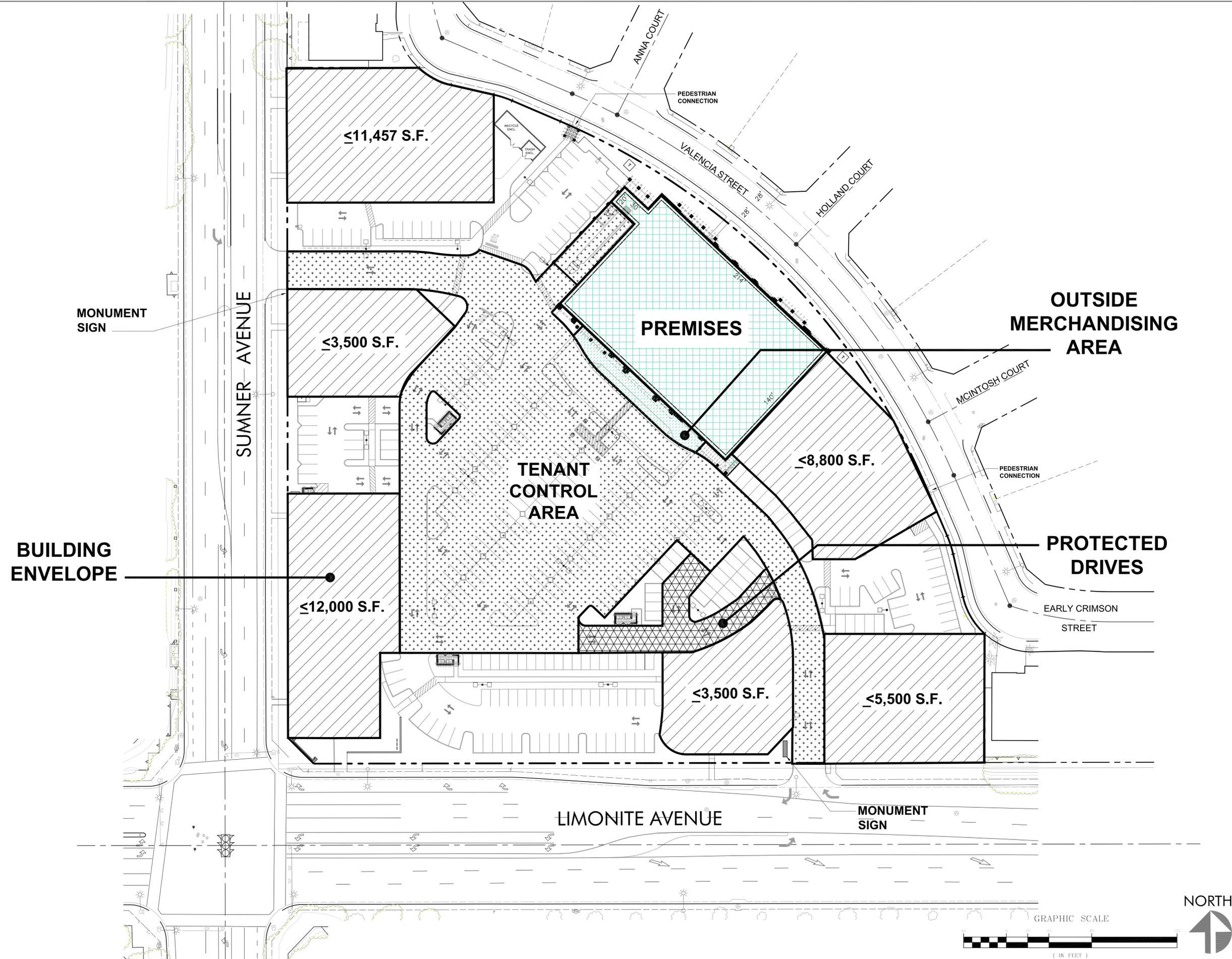
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MCKENTLY MALAK ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MCKENTLY MALAK ARCHITECTS, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 15122MMA
DRAWN BY: _____ CHECKED BY: HM
DATE: 07.20.16
SHEET DESCRIPTION:

EXHIBIT 1

SHEET NUMBER:
PAGE 1

BASED ON SCHEME SP-14

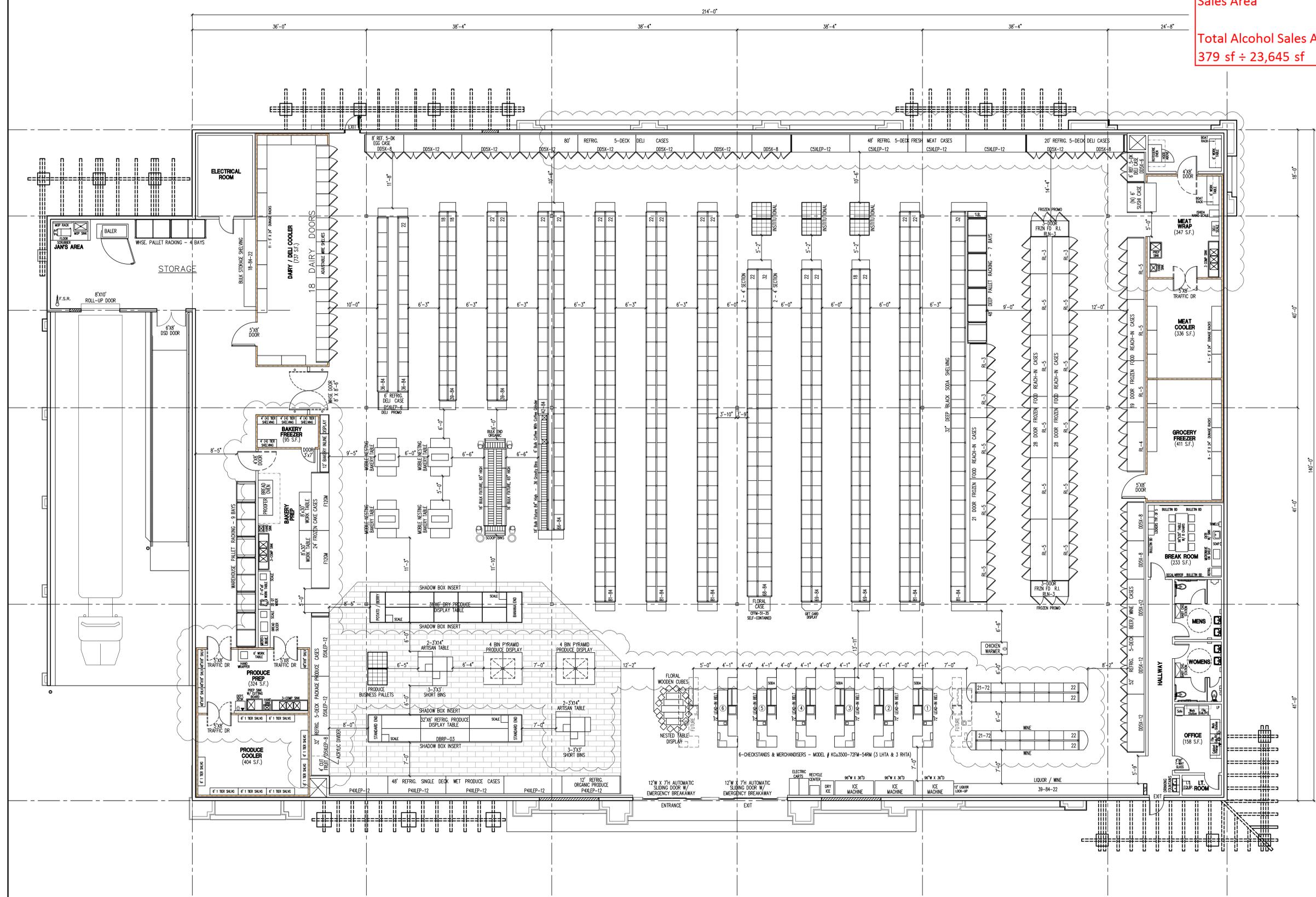


Alcoholic Beverage Area Calculation

Refrigerated Cases = 182 sf
 Dry Shelving = 197 sf
Total Alcohol Sales Area = 379 sf

Sales Area = 23,645 sf

Total Alcohol Sales Area sf ÷ Sales Area sf
 379 sf ÷ 23,645 sf = 0.01603 = 1.60%



**FIXTURE FLOOR PLAN
EXTRA**

NEC OF LIMONITE AVE & SUMNER AVE,
EASTVALE, CALIFORNIA 92880

PROJECT DATA		EXTRA MIN.	
GROSS BLDG	30,560 S.F.		
SALES AREA (77%)	23,645 S.F.	23,000 S.F.	
STORAGE AREA	1,780 S.F.	1,600 S.F.	
COOLER / FREEZER	2,559 S.F.	2,310 S.F.	
MISC AREA	2,576 S.F.	1,500 S.F.	
BULK FOODS	50 L.F.		
BULK COFFEE	6 L.F.		
GONDOLA	1,519 L.F.	1,441 L.F.	
PALLETS INLINE (7)	28 L.F.	40 L.F.	
LIQUOR / WINE	81 L.F.	69 L.F.	
TOTAL	1,628 L.F.	1,550 L.F.	
PROMO PALLETS	4	10	
FROZEN FOOD FREEZER	411 S.F.	364 S.F.	
FROZEN FOOD			
(WALK-IN BOXES & CASES = DR COUNT)	0	0	
FROZEN WALK-IN BOX	0		
COFFINS	0		
REACH-IN CASES	96	85	
TOTAL	96	85	
PROMO FROZEN FOOD	6	4	
PRODUCE PREP ROOM	324 S.F.	275 S.F.	
PRODUCE COOLER	404 S.F.	375 S.F.	
PRODUCE			
PRODUCE WET RACK M/D	48 L.F.	48 L.F.	
ORGANIC PRODUCE M/D	32 L.F.	28 L.F.	
TOTAL L.F.	12	12	
TOTAL L.F.	92	76	
PRODUCE DRY TABLES			
16'X6' (0)	0 L.F.	0 L.F.	
31'X6' (2)	52 L.F.	63 L.F.	
TOTAL L.F.	52	63	
MEAT WRAP ROOM	347 S.F.	295 S.F.	
MEAT COOLER	336 S.F.	275 S.F.	
FRESH MEAT			
SELF SERVICE MEAT M/D	48 L.F.	48 L.F.	
SERVICE MEAT M/D	0 L.F.	0 L.F.	
TOTAL L.F.	48	48	
DAIRY/DELI COOLER	737 S.F.	700 S.F.	
DAIRY			
(WALK-IN BOXES = DR COUNT)	10	10	
DELI			
(WALK-IN BOXES = DR COUNT)	8	7	
DELI M/D (106 L.F.)	27	26	
EGG CASE (8 L.F.)	2	2	
TOTAL DAIRY/DELI DR	47	45	
CHEESE ISLAND	0 L.F.	0 L.F.	
PROMO DELI COFFIN	6 L.F.	6 L.F.	
REFRIGERATED BEER/WINE	52 L.F.	40 L.F.	

REVISION

REVISION

DATE

04-14-16

SCALE

1/8" = 1'

JOB NO

DRAWN BY

STORE #XXX

DRAWING NO.

FFP

xxx ffp (EASTVALE)

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL			
Planning Application Number: Project No. 15-0958 – Conditional Use Permit to sell beer, wine, and distilled spirits for off-site consumption at the grocery store located in Eastvale Marketplace retail center.			
Assessor’s Parcel Number: 162-030-019			
Approval Date: November 18, 2015			
Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1. The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. <hr style="width: 50%; margin-left: 0;"/>	December 23, 2015	Planning Department	
Applicant Signature	Date		
2. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act,	Ongoing	Planning Department	

CONDITIONS OF APPROVAL			
	Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.		
3.	Any approval granted by the Planning Commission shall not be final until and unless the applicant’s deposit account to cover the costs of application processing is made current and a positive balance of at least \$2,000 is on hand to cover the costs of staff review and follow-up during the construction process. Make check payable to the City of Eastvale and include Project No. 15-0958 on the check.	Ongoing	Planning Department and Building Department
4.	Applicant understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Commission taking action resulting in modification of Conditions of Approval and/or suspension or revocation of any Conditional Use Permit.	Ongoing	Code Enforcement and Planning Departments
5.	Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the Riverside County Sheriff’s Department and/or other Riverside County or City of Jurupa Valley enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.	Ongoing	Police Department
6.	The location and surrounding areas shall be monitored by digital cameras to prevent robbery and subjects loitering. The store management should regulate the arrival and departure of all employees and restrict the “late hour” use of the exit for trash removal and unnecessary opening. Adequate security measures should be instituted	Ongoing	Police Department

CONDITIONS OF APPROVAL			
	to eliminate any unauthorized access to the location. Close observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to “premises liability” for both employees and patrons.		
7.	An alarm system shall be maintained in a manner that would prevent any accidental/false activation, as the time spent responding to and investigating these types of calls severely impacts law enforcement services in other areas of the city. Training about the proper use of the alarm system should be provided to all employees of the business to eliminate any accidental activation.	Ongoing	Police Department
8.	A surveillance monitoring system shall be installed at the entrances of the business. This system would assist law enforcement in identifying subjects possibly involved in criminal activity on the premises.	Ongoing	Police Department

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies.

1. The applicant shall comply with the regulations of the California Department of Alcoholic Beverage Control.
2. "No Trespassing or Loitering" signs shall be displayed prominently around the business (602 P.C.).
3. The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions (e.g., landscaping) should limit their visibility.
4. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program prior to the installation of any signage.
5. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at (951) 361-0900.)
6. The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.

RADIUS MAPS, ETC.

3544 Portola Avenue
Los Angeles, CA. 90032
Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

**CITY OF EASTVALE
CONDITIONAL USE PERMIT**

**1,000 FT. RADIUS
** OWNERSHIP LIST ****

SITE LOCATION

SMART & FINAL
13346 Limonite Avenue
Eastvale, CA 92880
APN: 164-030-019

**CERTIFIED PROPERTY OWNER'S LIST
AFFIDAVIT**

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF EASTVALE

I, *Yvette Cuellar* , hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of Riverside within the area described on the attached application and for a distance of **ONE THOUSAND (1,000) FT.** from the exterior boundaries of the property described on the attached application.

I certify, under penalty of perjury, that the foregoing is true and correct to the best of my knowledge.

SIGNATURE: _____

Yvette Cuellar

COMPANY NAME: _____

RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA 90032

radiusmapsetc@sbcglobal.net

PHONE NO.: _____

(323) 221-4555

DATE: _____

10 - 07 - 2016

1. 164-020-009
JURUPA COMMUNITY SERVICES DIST
11201 HARRELL ST
MIRA LOMA CA 91752

2. 164-030-019
EVERGREEN LIMONITE & SUMNER
200 N MARYLAND AVE #201
GLENDAL CA 91206

3. 164-210-022
MARCO U GUTIERREZ
6247 PEACH AVE
CORONA CA 92880

4. 164-210-023
BARBARA A & KIMBERLY GREENE
6237 PEACH AVE
CORONA CA 92880

5. 164-210-024
WILLIE D & MINDY GREEN
6227 PEACH AVE
CORONA CA 92880

6. 164-210-025
CARL & MARIA STOKES
6217 PEACH AVE
CORONA CA 92880

7. 164-210-026
BRANDON W PLOTT
6214 PEACH AVE
EASTVALE CA 92880

8. 164-210-027
DANIEL J & DAWN E SUGRUE
6224 PEACH AVE
CORONA CA 92880

9. 164-210-028
CHERRY ANNE YAO
6234 PEACH AVE
CORONA CA 92880

10. 164-210-029
FERNANDO & SALLY CANO
6244 PEACH AVE
CORONA CA 92880

11. 164-210-030
FREDERICK B INGS
6254 PEACH AVE
CORONA CA 92880

12. 164-212-011
WEI CHENG GUO
20147 MEADOWBROOK LN
WALNUT CA 91789

13. 164-220-001
JOSEPH J & GUADALUPE L LUGO
6273 PLUM AVE
CORONA CA 92880

14. 164-220-002
JAMES CHENG
6253 PLUM AVE
CORONA CA 92880

15. 164-220-003
BRIAN & SUZANNE CUNANAN
6243 PLUM AVE
CORONA CA 92880

16. 164-220-004
JOHN S & DIANA G ATIENZA
6233 PLUM AVE
CORONA CA 92880

17. 164-220-005
PILAR MUNOZ
6223 PLUM AVE
CORONA CA 92880

18. 164-220-006
KERRY & KAREN GIESIGE
6213 PLUM AVE
EASTVALE CA 92880

19. 164-220-007
OSVALDO & JARIO D URIBE
6210 PLUM AVE
EASTVALE CA 92880

20. 164-220-008
JUAN & SANDRA ANDRADE
6220 PLUM AVE
CORONA CA 92880

21. 164-220-009
BRANDON & MERSHAWN R MITCHELL
6230 PLUM AVE
CORONA CA 92880

22. 164-220-010
CHAD J NELSON
6240 PLUM AVE
CORONA CA 92880

23. 164-220-011
TOMAS R PERU
6250 PLUM AVE
CORONA CA 92880

24. 164-220-012
AHMED HAMED
6260 PLUM AVE
EASTVALE CA 92880

25. 164-220-013
RYAN C & MICHELLE NICHOLS
6270 PLUM AVE
CORONA CA 92880

26. 164-220-014
JARED A REDER
6285 PEAR AVE
CORONA CA 92880

27. 164-220-015
DAVID D SAM
6275 PEAR AVE
CORONA CA 92880

28. 164-220-016
DARRIN & LISA BULIK
6265 PEAR AVE
CORONA CA 92880

29. 164-220-017
ROBERT CARL & MARIVEL
ACEVEDO HETRICK
6255 PEAR AVE
CORONA CA 92880

30. 164-220-018
WILLANDSON C & MARITNESS Q SALE
6245 PEAR AVE
CORONA CA 92880

31. 164-220-019
FERNANDO BECERRA
6235 PEAR AVE
CORONA CA 92880

32. 164-220-020
CONSTANTINO & LILLIAN G
KIRIMLIDIS
6225 PEAR AVE
CORONA CA 92880

33. 164-220-021
LAWRENCE PAUL MUILENBURG
911 LEXINGTON AVE #8
EL CERRITO CA 94530

34. 164-220-022
CHARLOTTE E MENESES
6208 PEAR AVE
CORONA CA 92880

35. 164-220-023
HAROLD H SALAZAR
6218 PEAR AVE
CORONA CA 92880

36. 164-220-024
RANDOLPH THOMAS LASCURAIN
6228 PEAR AVE
CORONA CA 92880

37. 164-220-025
FRANK & VERONICA JOHNSON
6238 PEAR AVE
CORONA CA 92880

38. 164-220-026
GARY & SUMMER DEPHILLIPS
6248 PEAR AVE
CORONA CA 92880

39. 164-220-027
HUSSEIN A MOHAMUD
6258 PEAR AVE
CORONA CA 92880

40. 164-220-028
DERIC D OZEKI
6268 PEAR AVE
CORONA CA 92880

41. 164-220-029
EDWARD H AGUILAR
13432 APRICOT TREE LN
CORONA CA 92880

42. 164-220-030
SEAN R & DAPHNE P GIBSON
13422 APRICOT TREE LN
CORONA CA 92880

43. 164-220-031
AMBER S & DUSTIN J ROBERTS
13412 APRICOT TREE LN
EASTVALE CA 92880

44. 164-220-032
DANIEL JOEL & GINA JOANNA JANSEN
13405 APRICOT TREE LN
CORONA CA 92880

45. 164-220-033
ERNESTO A VALDEZ
13415 APRICOT TREE LN
CORONA CA 92880

46. 164-220-034
HERBERT L & JENNIFER C HOLMAN
13425 APRICOT TREE LN
CORONA CA 92880

47. 164-220-035
BRYAN M ROSE
13435 APRICOT TREE LN
CORONA CA 92880

48. 164-220-036
ALEXANDER ZADEKIAN
6510 FINNGAL PL
WHITTIER CA 90601

49. 164-220-037
ESTHELA CORONA
13438 ORCHARD DR
CORONA CA 92880

50. 164-220-038
REGINALD & VICKIE DELONEY
13428 ORCHARD DR
CORONA CA 92880

51. 164-220-039
BRYAN & JACQUELINE CORRIGAN
13418 ORCHARD DR
CORONA CA 92880

52. 164-220-040
JIANINA GANADEN &
MARISSA G ALORA
13408 ORCHARD DR
CORONA CA 92880

53. 164-222-001
MICHAEL & SHARYN SOTELO
6283 PLUM AVE
CORONA CA 92880

54. 164-223-008
KDCD PROP
6300 PLUM AVE
EASTVALE CA 92880

55. 164-223-009
CAROLYN HOLLOWAY
6290 PLUM AVE
CORONA CA 92880

56. 164-223-010
JAIME A BENAVIDES
6305 PEAR AVE
CORONA CA 92880

57. 164-223-011
DAVID R & MICHELE S SHAMS
6315 PEAR AVE
CORONA CA 92880

58. 164-263-001
MILAGRITOS SANTACRUZ
5994 GOLDEN NECTAR CT
CORONA CA 92880

59. 164-263-002
MARCO A & ANA P FERNANDEZ
6004 GOLDEN NECTAR CT
CORONA CA 92880

60. 164-263-003
TREVOR R & SARAH G DIETRICH
13503 CATALINA ST
CORONA CA 92880

61. 164-263-004
TUAN PHAM & VANKHANH THI
NGUYEN
13632 TAFT ST
GARDEN GROVE CA 92843

62. 164-263-005
RANDY J & DIANE L CASTANEDA
13523 CATALINA ST
CORONA CA 92880

63. 164-263-006
STEVEN C & LORI A GORDON
13533 CATALINA ST
CORONA CA 92880

64. 164-264-014
LOUISE & TELYCE M LASTER
13564 RAINIER AVE
CORONA CA 92880

65. 164-264-015
NELSON VEGA
13554 RAINIER AVE
CORONA CA 92880

66. 164-265-001
KENNY & ROBIN HENG
13534 RAINIER AVE
CORONA CA 92880

67. 164-265-002
HANYI LIU
13524 RAINIER AVE
CORONA CA 92880

68. 164-265-003
ROBERTO HERNANDEZ
13514 RAINIER AVE
EASTVALE CA 92880

69. 164-265-004
ROBERT R SCOFIELD
910 BAYFIELD DR
SAN DIMAS CA 91773

70. 164-265-005
SURAT SINGH
3221 DEL SOL POINTE
RIVERSIDE CA 92503

71. 164-265-006
ISRAEL NAMBO
13484 RAINIER AVE
CORONA CA 92880

72. 164-265-007
JOSEPH & PATRICIA L GOMEZ
13474 RAINIER AVE
CORONA CA 92880

73. 164-265-008
CARLOS AVINA
13464 RAINIER AVE
CORONA CA 92880

74. 164-265-009
MICHAEL SATTLER
13454 RAINIER AVE
CORONA CA 92880

75. 164-265-010
QI FENG
13444 RAINIER AVE
CORONA CA 92880

76. 164-265-011
CHANDRAKANTH & RUTH HARTMAN
5930 FAIRLANE AVE
EASTVALE CA 92880

77. 164-265-012
DOUGLAS S & PEGGY A GABRIELSON
13955 LEMON VALLEY AVE
CORONA CA 92880

78. 164-265-013
WENDY CALZADA
5950 FAIRLANE AVE
CORONA CA 92880

79. 164-265-014
REINA E OSAKUE
5960 FAIRLANE AVE
CORONA CA 92880

80. 164-265-015
JENNIFER A BUEZO
5970 FAIRLANE AVE
CORONA CA 92880

81. 164-265-016
JESUS MARTINEZ
5980 FAIRLANE AVE
CORONA CA 92880

82. 164-265-017
PHYLLIS ANDERSON
12475 CEDAR AVE
CHINO CA 91710

83. 164-265-018
NAM & LANA LUU
1510 E HERITAGE
ORANGE CA 92866

84. 164-266-001
MARGARET C CHANG
13457 RAINIER AVE
CORONA CA 92880

85. 164-266-002
HUAYONG PAN
6513 PEACH BLOSSOM
EASTVALE CA 92880

86. 164-266-003
ILING WU
14252 CULVER DR
IRVINE CA 92604

87. 164-266-004
SEO WANG & JAE OK YOU
13497 RAINIER AVE
CORONA CA 92880

88. 164-266-005
YUFEI GAO
2238 E REBECCA ST
WEST COVINA CA 91792

89. 164-266-006
MARTHA L & YEANNE HALIM
691 FREESIA DR
SOUTH SAN FRANCIS CA 94080

90. 164-266-007
DAVID P & MARIA ELENA OCHOA
13527 RAINIER AVE
CORONA CA 92880

91. 164-266-008
HARISH & RAJNI KAPUR
13537 RAINIER AVE
CORONA CA 92880

92. 164-266-009
LORA & DANNY DEINEMA
13547 RAINIER AVE
CORONA CA 92880

93. 164-266-010
JACKIE CHAN
15805 LADO DE LOMA DR
HACIENDA HEIGHTS CA 91745

94. 164-266-011
DAVID & CATALINA LAU
1208 S MARENGO AVE
ALHAMBRA CA 91803

95. 164-266-012
FRANK E NOVEK
13577 RAINIER AVE
CORONA CA 92880

96. 164-266-013
ANDREW HONGTHONG
6084 RISINGSTAR DR
CORONA CA 92880

97. 164-266-014
SADE B OLATUBOSUN
6094 RISINGSTAR AVE
CORONA CA 92880

98. 164-266-015
BENNY P & TERESITA F BENITEZ
6099 EL DORADO DR
CORONA CA 92880

99. 164-266-016
BRIAN & HOLLY BIRKINSHAW
13552 BRYSON AVE
CORONA CA 92880

100. 164-266-017
ANDREW & CARMELA HONGTHONG
6084 RISINGSTAR DR
CORONA CA 92880

101. 164-266-018
VUOY SEAN & BUULINH POCH CHAO
18462 VIA BRAVO
VILLA PARK CA 92861

102. 164-266-019
MICHELE L LAYTON
13522 BRYSON AVE
CORONA CA 92880

103. 164-266-020
IRENEUSZ M & DENISE DLUGAJCZYK
13512 BRYSON AVE
CORONA CA 92880

104. 164-266-021
CINDY BIN ZHENG
7263 TEGNER DR
ROSEMEAD CA 91770

105. 164-266-022
STERLING & VERONICA YOUNG
13492 BRYSON AVE
CORONA CA 92880

106. 164-266-023
CHRISTOPHER BENDIGO
13482 BRYSON AVE
CORONA CA 92880

107. 164-266-024
SHERWIN & MARIE DE CASTRO
13472 BRYSON AVE
CORONA CA 92880

108. 164-266-025
SERGIO IBARRA
13462 BRYSON AVE
CORONA CA 92880

109. 164-267-001
RONALD J & JUDY A GONZALEZ
5973 FAIRLANE AVE
CORONA CA 92880

110. 164-267-002
ALBERT A SANCHEZ
13485 BRYSON AVE
CORONA CA 92880

111. 164-267-003
MARIO R & ELIZABETH F MARROQUIN
13495 BRYSON AVE
CORONA CA 92880

112. 164-267-004
FLORENCE C GELLMAN
13505 BRYSON AVE
CORONA CA 92880

113. 164-267-005
CURTIS A HOEBEL
13515 BRYSON AVE
CORONA CA 92880

114. 164-267-006
WILSON & STEPHANIE PU
13525 BRYSON AVE
CORONA CA 92880

115. 164-267-007
DIANA D VOSKUIL
13535 BRYSON AVE
CORONA CA 92880

116. 164-267-008
STANETTE & DANIEL L REECE
5993 FAIRLANE AVE
CORONA CA 92880

117. 164-267-009
ADELANTO GROUP INC
53 ALBERGAR
SAN CLEMENTE CA 92672

118. 164-270-001
LING HUANG
479 MACALESTER DR
WALNUT CA 91789

119. 164-270-002
MAGED & DINA A AZER
6020 FAIRLANE AVE
CORONA CA 92880

120. 164-270-003
ARMANDO & IRELA SANCHEZ
6030 FAIRLANE AVE
CORONA CA 92880

121. 164-270-004
XANG & BLIA VANG
6040 FAIRLANE AVE
CORONA CA 92880

122. 164-270-005
NANCY M OBENA
6050 FAIRLANE AVE
CORONA CA 92880

123. 164-270-006
PAUL & SHIRLEY DEMAZELIERE
6060 FAIRLANE AVE
CORONA CA 92880

124. 164-270-007
RICARDO & ANDREA PATERNO
16215 CADWELL ST
LA PUENTE CA 91744

125. 164-270-008
RICARDO & BEATRIZ MONTOYA
13438 FALLINGSTAR CT
CORONA CA 92880

126. 164-270-009
TED CHAVEZ
13428 FALLINGSTAR CT
CORONA CA 92880

127. 164-270-010
STEPHANIE HARTFORD
13421 FALLINGSTAR CT
CORONA CA 92880

128. 164-270-011
SHUFANG YIN
13431 FALLINGSTAR CT
CORONA CA 92880

129. 164-270-012
LILIANA LLAMAS
13441 FALLINGSTAR CT
CORONA CA 92880

130. 164-270-013
ERIC PATE
13715 WOODCREST CT
CORONA CA 92880

131. 164-270-014
GREG JAMES NICKELL
6090 FAIRLANE AVE
CORONA CA 92880

132. 164-270-015
JUNE RIVO SANTIAGO
6100 FAIRLANE AVE
CORONA CA 92880

133. 164-270-016
AARON ARTURO GARZA
6110 FAIRLANE AVE
CORONA CA 92880

134. 164-270-017
DAVID A & LISA SAENZ
6120 FAIRLANE AVE
CORONA CA 92880

135. 164-270-018
BRIAN JOSEPH & NATALIE
ANN MENDEZ
6130 FAIRLANE AVE
CORONA CA 92880

136. 164-270-019
MARIVEL LARA
6140 FAIRLANE AVE
CORONA CA 92880

137. 164-270-020
JAMES D & ROCIO WOODHALL
6150 FAIRLANE AVE
CORONA CA 92880

138. 164-270-021
CONRAD & CAROL M ESPERICUETA
6160 FAIRLANE AVE
CORONA CA 92880

139. 164-270-022
LINDA & JOSEPH A RUIZ
6170 FAIRLANE AVE
CORONA CA 92880

140. 164-270-023
ISMAEL & ELIZABETH YANEZ
6180 FAIRLANE AVE
CORONA CA 92880

140A. 164-272-001
FERNANDO FLORES GOMEZ
6104 RISINGSTAR DR
CORONA CA 92880

141. 164-272-002
VICTOR & RAQUEL VERA
6114 RISINGSTAR DR
CORONA CA 92880

142. 164-272-003
SON D NGUYEN
6878 LUCITE DR
EASTVALE CA 92880

143. 164-272-004
SHIBIAO HE
321 BULLARD AVE
PARAMUS NJ 7652

144. 164-272-005
MARY ANN MAGAT
6144 RISINGSTAR DR
CORONA CA 92880

145. 164-272-006
DARRIN CAMACHO
6154 RISINGSTAR DR
CORONA CA 92880

146. 164-272-007
TANGMIN WANG
6164 RISINGSTAR DR
CORONA CA 92880

147. 164-272-008
TIMOTHY & KIMBERLY C
MARTINDALE
6174 RISINGSTAR DR
CORONA CA 92880

148. 164-272-009
THOMAS CAMPOS
6179 EL DORADO DR
CORONA CA 92880

149. 164-272-010
WILLIAM A & ROWENA A PELASKE
6169 EL DORADO DR
CORONA CA 92880

150. 164-272-011
SAMUEL J & LORRAINE LOMBARDO
6159 EL DORADO DR
CORONA CA 92880

151. 164-272-012
JOSE M & VERONICA L RODRIGUEZ
6149 EL DORADO DR
CORONA CA 92880

152. 164-272-013
MICHAEL L & ALISHA M BACA
6139 EL DORADO DR
CORONA CA 92880

153. 164-272-014
CHRISTOPHER J & CHRISTINE D ERAS
6129 EL DORADO DR
CORONA CA 92880

154. 164-272-015
JOHN & PETRA BLETCHER
6119 EL DORADO DR
CORONA CA 92880

155. 164-272-016
GRACE JIMENEZ
6109 EL DORADO DR
CORONA CA 92880

156. 164-273-001
MICHAEL ANTHONY GURROLA
6116 EL DORADO DR
CORONA CA 92880

157. 164-273-002
SANG NGUYEN
6126 EL DORADO DR
CORONA CA 92880

158. 164-273-003
JOE & LUPITA GUTIERREZ
6136 EL DORADO DR
EASTVALE CA 92880

159. 164-273-004
KRISTOPHER GARCIA
6146 EL DORADO DR
CORONA CA 92880

160. 164-273-005
FRANCIS J & MERLY P LINDSAY
6156 EL DORADO DR
CORONA CA 92880

161. 164-273-006
GEORGE & LISA RODRIGUEZ
6166 EL DORADO DR
CORONA CA 92880

162. 164-273-007
SUKHIJINDER & KALWANT SANGHA
6176 EL DORADO DR
EASTVALE CA 92880

163. 164-273-008
ANTHONY J & NORMA L MILANEZ
6181 ROYAL DIAMOND CT
CORONA CA 92880

164. 164-273-009
THOMAS S & LILIA F POSTON
1971 ROYAL DIAMOND CT
EASTVALE CA 92880

165. 164-273-010
EVERARDO & JAMIE MARIE MENDOZA
6161 ROYAL DIAMOND CT
CORONA CA 92880

166. 164-273-011
EUGENE L & LAURELLA J SERL
6151 ROYAL DIAMOND CT
CORONA CA 92880

167. 164-273-012
LOREN BORSKI
6141 ROYAL DIAMOND CT
CORONA CA 92880

168. 164-273-013
SEAN T & KELLY MCCLEARY
6131 ROYAL DIAMOND CT
CORONA CA 92880

169. 164-273-014
MATTHEW R & TONYA M FARRIS
6121 ROYAL DIAMOND CT
EASTVALE CA 92880

170. 164-273-015
SCOTT B & MICHELLE L AUGUSTINE
6111 ROYAL DIAMOND CT
CORONA CA 92880

171. 164-273-016
BOB L LEBER
6108 ROYAL DIAMOND CT
CORONA CA 92880

172. 164-273-017
VINCENZO & KATIA REYES SANTUCCI
6118 ROYAL DIAMOND CT
CORONA CA 92880

173. 164-273-018
ROBERTO & EMILIA TORRES
6128 ROYAL DIAMOND CT
CORONA CA 92880

174. 164-273-019
CARLOS & SANDY GALDAMEZ
6138 ROYAL DIAMOND CT
CORONA CA 92880

175. 164-273-020
BRIAN & PATRICIA WENDEL
6148 ROYAL DIAMOND CT
CORONA CA 92880

176. 164-273-021
JOSE GRANADOS
6158 ROYAL DIAMOND CT
CORONA CA 92880

177. 164-273-022
DANIEL R SOLORIO
P O BOX 2114
ORANGE CA 92859

178. 164-273-023
COTINA YOUNG &
DEBRA JOAN EVANS
6073 FAIRLANE AVE
CORONA CA 92880

179. 164-273-024
2014 2 IH BORROWER
1717 MAIN ST #2000
DALLAS TX 75201

180. 164-273-025
SCOTT R PORTER
6053 FAIRLANE AVE
CORONA CA 92880

181. 164-273-026
JASON HOWARD PAYNE
6043 FAIRLANE AVE
CORONA CA 92880

182. 164-273-027
DONLEY W & DEBRA KAY DEGROTE
6752 SICILY
HUNTINGTON BEACH CA 92648

183. 164-273-028
ALLAN P & MICHELLE GURAY
6023 FAIRLANE AVE
CORONA CA 92880

184. 164-273-029
GEORGE S & JIHANE RAMSES MARCOS
6013 FAIRLANE AVE
CORONA CA 92880

185. 164-352-009
QI S ZHANG
6338 BLUEBELL ST
CORONA CA 92880

186. 164-352-010
DAVID M HARRISON
6328 BLUEBELL ST
CORONA CA 92880

187. 164-353-001
WARREN H & JACQUELINE PIERCE
6308 BLUEBELL ST
CORONA CA 92880

188. 164-353-002
BHUPINDER & ANURADHA SUD
6722 SAND DUNES ST
CORONA CA 92880

189. 164-353-003
ALEXANDER ZADEKIAN
6510 FINNGAL PL
WHITTIER CA 90601

190. 164-353-004
CHRISTOPHER L & KIM SPENCER
6278 BLUEBELL ST
CORONA CA 92880

191. 164-353-005
EDUARDO & HILDA FLORES
6268 BLUEBELL ST
CORONA CA 92880

192. 164-353-006
MARIO A & ANA L MUNOZ
6258 BLUEBELL ST
CORONA CA 92880

193. 164-353-007
DARRYLL & MIJIN PULIDO
6261 BLUEBELL ST
CORONA CA 92880

194. 164-353-008
MEI YING KU
6271 BLUEBELL ST
CORONA CA 92880

195. 164-353-009
MISAEL GUILLEN
6281 BLUEBELL ST
CORONA CA 92880

196. 164-353-010
KRISTINE M RIVERA
6291 BLUEBELL ST
CORONA CA 92880

197. 164-353-011
SUSAN MEDLEY HALLUMS
6301 BLUEBELL ST
CORONA CA 92880

198. 164-353-012
ROBERT & CHRISTINE SALDIVAR
6311 BLUEBELL ST
CORONA CA 92880

199. 164-353-013
MOHAMED A & LINDA M CHAUDHRY
6321 BLUEBELL ST
CORONA CA 92880

200. 164-353-014
CHARMAINE C COLTHIRST
6331 BLUEBELL ST
CORONA CA 92880

201. 164-353-015
SAND & KATH BOONKLUN
6341 BLUEBELL ST
CORONA CA 92880

202. 164-353-016
MICHAEL JAMES & JULIE ANN
KALBERG
6334 ELIAS ST
CORONA CA 92880

203. 164-353-017
JIAYIA LIU
6324 ELIAS ST
CORONA CA 92880

204. 164-353-018
HONG SIK & YOUNG JA JUN
6314 ELIAS ST
CORONA CA 92880

205. 164-353-019
JENNY HO
11209 FREER AVE
ARCADIA CA 91006

206. 164-353-020
GUI LIXIA
6294 ELIAS ST
CORONA CA 92880

207. 164-353-021
GERALD S & GERMAINE ADKERSON
6284 ELIAS ST
CORONA CA 92880

208. 164-353-022
P DARROL & JUDITH A HOLM
230 E BENBOW ST
COVINA CA 91722

209. 164-353-023
QIUMING CHEN
20488 CARREY RD
WALNUT CA 91789

210. 164-353-024
KSK HEMAL FERNANDO
13638 AMBERVIEW PL
CORONA CA 92880

211. 164-354-001
YEN HAI NGUYEN
13340 JIMSON CT
EASTVALE CA 92880

212. 164-354-002
PAUL KAHONG & ELSIE TAN YIM
13350 JIMSON CT
CORONA CA 92880

213. 164-354-003
ALLAN & PRISCILLA CRUZ TONKS
13360 JIMSON CT
CORONA CA 92880

214. 164-354-004
JUSTIN HY & JESSIE HAO QU
13370 JIMSON CT
CORONA CA 92880

215. 164-354-005
HENG TZU TSENG
23802 LOS CODONA AVE
TORRANCE CA 90505

216. 164-354-006
DANNIE R NELSON
13383 JIMSON CT
CORONA CA 92880

217. 164-354-007
JOHN GEORGE & EMELINA
ROSITA STREETER
13373 JIMSON CT
CORONA CA 92880

218. 164-354-008
HSIN CHIH CHENG
6239 LAFAYETTE ST
CHINO CA 91710

219. 164-354-009
WEALTHY WELLS INC
738 ROSE AVE
SAN GABRIEL CA 91775

220. 164-354-010
SALVADOR U RIVERA
13343 JIMSON CT
CORONA CA 92880

221. 164-354-011
DONALD H TINSLEY
13852 KALY CT
CORONA CA 92880

222. 164-354-012
YUNG HUA & CHUNG CHI SU
13362 KALY CT
CORONA CA 92880

223. 164-354-013
PAMELA RENEE LUX
13372 KALY CT
CORONA CA 92880

224. 164-354-014
MARIA V & ALLAN J VILCHEZ
13382 KALY CT
CORONA CA 92880

225. 164-354-015
MARK THOMAS &
RAE LYNN HOLGUIN
13385 KALY CT
CORONA CA 92880

226. 164-354-016
ERIC & VERONICA RUBALCAVA
13375 KALY CT
CORONA CA 92880

227. 164-354-017
MARK R & MONICA G TADROUS
13365 KALY CT
EASTVALE CA 92880

228. 164-354-018
KARI ANNE WILFONG
13355 KALY CT
CORONA CA 92880

229. 164-354-019
XIAODU & WENLEI CHU LIU
1460 PECAN GROVE DR
DIAMOND BAR CA 91765

230. 164-354-020
SYED RAHMANUDDIN
13364 LINNEA ST
CORONA CA 92880

231. 164-354-021
BALAJI KRISHNAN
13374 LINNEA ST
CORONA CA 92880

232. 164-354-022
DANNIE L & JOYCE M SMITH
13384 LINNEA ST
CORONA CA 92880

233. 164-370-011
HAI DONG LI
6333 HAZEL ST
CORONA CA 92880

234. 164-370-012
XIAOBO MI
6323 HAZEL ST
CORONA CA 92880

235. 164-371-001
VIDYA & OCTAVIA BACHAN
6303 HAZEL ST
CORONA CA 92880

236. 164-371-002
SOON K & JINAH YOUNG
6293 HAZEL ST
EASTVALE CA 92880

237. 164-371-003
DLI PROP
P O BOX 517
AGOURA HILLS CA 91376

238. 164-371-004
MING LUN & WAI PING C CHU
6273 HAZEL ST
CORONA CA 92880

239. 164-371-005
GLORIA BURROUGHS
6263 HAZEL ST
CORONA CA 92880

240. 164-371-006
SCOTT & AUTUMN BROADWELL
6253 HAZEL ST
EASTVALE CA 92880

241. 164-371-007
FRANK CHI CHUNG &
STELLA SO HA WU
6243 HAZEL ST
CORONA CA 92880

242. 164-372-001
MOYENUDDIN A & GAZALA SIRAJEE
6240 HAZEL ST
CORONA CA 92880

243. 164-372-002
BRANDON LITTLEFIELD
6250 HAZEL ST
CORONA CA 92880

244. 164-372-003
ANDY & TIFFANY ARROYO
6260 HAZEL ST
CORONA CA 92880

245. 164-372-004
SNEHAL R & GITABEN SNEHAL SONI
6275 MULAN ST
CORONA CA 92880

246. 164-372-005
SRIYANI PERERA
6265 MULAN ST
CORONA CA 92880

247. 164-372-006
MELANIE M SMITH
6255 MULAN ST
CORONA CA 92880

248. 164-373-001
ENRIQUE CORTEZ
6280 HAZEL ST
CORONA CA 92880

249. 164-373-002
ROLAND & XOCHITL PERALTA
6290 HAZEL ST
CORONA CA 92880

250. 164-373-003
RENNO A YUDADIBROTO
6300 HAZEL ST
CORONA CA 92880

251. 164-373-004
BRIAN C & RHONDA KAY ROBERTS
6310 HAZEL ST
CORONA CA 92880

252. 164-373-005
JOSEPH D & HEATHER C ALBRECHT
6320 HAZEL ST
CORONA CA 92880

253. 164-373-025
ROY LAMONT & SHURHAN N BASS
6325 MULAN ST
CORONA CA 92880

254. 164-373-026
QISHU GONG
13702 CARLETON DR
CERRITOS CA 90708

255. 164-373-027
NORMAN L & KRISTINA L BIEHN
6305 MULAN ST
CORONA CA 92880

256. 164-373-028
HENRY R & LINDA BRAGASSA
6295 MULAN ST
CORONA CA 92880

257. 164-374-004
RONALD & DIVINA PEREZ
13195 BRIAR ST
CORONA CA 92880

258. 164-380-001
HARI B KALAVAKURI
6252 MULAN ST
CORONA CA 92880

259. 164-380-002
JOSE GONZALEZ SAUCEDO
6259 BAY ST
CORONA CA 92880

260. 164-380-003
YING ZHUANG
6249 BAY ST
CORONA CA 92880

261. 164-380-004
GREGORY PRAVEDNIKOV
6239 BAY ST
CORONA CA 92880

262. 164-380-005
JORGE & YADIRA OLVERA
6229 BAY ST
CORONA CA 92880

263. 164-380-006
ANGEL LOPEZ
6219 BAY ST
CORONA CA 92880

264. 164-380-007
DEREK THOMAS & AMANDA
LOREEN MURRAY
13148 JARDENE ST
CORONA CA 92880

265. 164-382-007
ZHEN ZHOU XIA
13173 LAVONDA ST
CORONA CA 92880

266. 164-382-008
EDWARD & CARMEN VOYSEST
13183 LAVONDA ST
CORONA CA 92880

267. 164-382-009
KATHERINE E MULLALY
13193 LAVONDA ST
CORONA CA 92880

268. 164-382-010
VIRGINIA CORREIA
13192 BRIAR ST
CORONA CA 92880

269. 164-382-011
ALONZO & JENNIE QUINONEZ
13182 BRIAR ST
CORONA CA 92880

270. 164-420-001
ROBERT TODD & KIMBERLY ANN
BORNEMANN
13228 DANCY ST
EASTVALE CA 92880

271. 164-420-002
SARKIS BALEKJIAN
13238 DANCY ST
CORONA CA 92880

272. 164-420-003
STEVE PHAN
13248 DANCY ST
EASTVALE CA 92880

273. 164-420-004
DANIEL & MONICA CAMARGO
13258 DANCY ST
CORONA CA 92880

274. 164-420-005
DAVID & SANDRA L OCHOA
13235 RUBY CT
CORONA CA 92880

275. 164-421-008
PAUL PARAMO
5999 RED GOLD ST
CORONA CA 92880

276. 164-421-009
SUNG CHEN HSIEH
467 CAMINO DE TEODORO
WALNUT CA 91789

277. 164-421-010
EFFIE YIH FEEI FERNG
6019 RED GOLD ST
CORONA CA 92880

278. 164-421-011
ANNIE YUEN
6004 SPRINGCREST ST
CORONA CA 92880

279. 164-421-012
BORROWER 2014 3
1717 MAIN ST #2000
DALLAS TX 75201

280. 164-421-013
CAMILLA DAVIS
PO BOX 1113
CHINO HILLS CA 91709

281. 164-422-013
RUBEN R & LILIANA CICUTTINI
5977 SPRINGCREST ST
CORONA CA 92880

282. 164-422-014
CLEMENT C TSAI
5987 SPRINGCREST ST
CORONA CA 92880

283. 164-422-015
CHAN S & HONG Z OH
15962 ESQUILINE DR
CHINO HILLS CA 91709

284. 164-441-010
SOON CHUN & NAM HE PARK
695 CAZORLA AVE
CHULA VISTA CA 91910

285. 164-441-011
WARREN R & HARRY R TIONG
13358 EMPIRE CT
EASTVALE CA 92880

286. 164-441-012
OSCAR MORA
13368 EMPIRE CT
CORONA CA 92880

287. 164-441-013
ANDREW & SANDRA P LUGO
13378 EMPIRE CT
CORONA CA 92880

288. 164-441-014
ROBERT C HOOKER
13388 EMPIRE CT
CORONA CA 92880

289. 164-441-015
BELEN DELGADO
23441 GOLDEN SPRINGS DR
DIAMOND BAR CA 91765

290. 164-441-016
REID WORLEY STADELMAN
13391 EMPIRE CT
CORONA CA 92880

291. 164-441-017
TROY H & TOYA KELLY WEST
13381 EMPIRE CT
CORONA CA 92880

292. 164-441-018
CHRISTOPHER L & CHRISTINA
BRYANT
13371 EMPIRE CT
CORONA CA 92880

293. 164-441-019
AMY LYN & ERIC ESTRADA
13361 EMPIRE CT
CORONA CA 92880

294. 164-441-020
BONIZELLA D YANOS
4457 ALVARADO BLVD
UNION CITY CA 94587

295. 164-442-001
EBRAHIM FAHIM
1852 ROANOKE AVE
TUSTIN CA 92780

296. 164-442-002
GUADALUPE & RAQUEL MUNOZ
5982 LARRY DEAN ST
EASTVALE CA 92880

297. 164-442-003
ANDREW C GO
26221 PASEO TOSCANA
SAN JUAN CAPISTRA CA 92675

298. 164-443-001
RUBEN RODRIGUEZ
13321 DANCY ST
CORONA CA 92880

299. 164-443-002
EDUARDO B ROSALES
13311 DANCY ST
CORONA CA 92880

300. 164-443-003
MOUFON HUNG
2392 JEAN MARIE CIR
CORONA CA 92882

301. 164-443-004
JIAN SUN
136 N DOMMER AVE
WALNUT CA 91789

302. 164-443-005
MICHAEL S & BERNADINE C KURERA
6032 LARRY DEAN ST
CORONA CA 92880

303. 164-443-006
RAMESH V & SAVITA R BHANDERI
722 ARABIAN LN
WALNUT CA 91789

304. 164-443-007
BRADFORD R & LISA L GRIEDER
6012 LARRY DEAN ST
CORONA CA 92880

305. 164-444-001
JILLIAN HAMILTON
6110 VALENCIA ST
CORONA CA 92880

306. 164-444-002
DANIEL J SALAS
6102 ANNA CT
CORONA CA 92880

307. 164-444-003
SAFI & KAREN MICHELLE WILLIAMS
6092 ANNA CT
CORONA CA 92880

308. 164-444-004
ERIC & ANNIE S VILLASENOR
6082 ANNA CT
CORONA CA 92880

309. 164-444-005
PAUL & GINA SANCHEZ
6072 ANNA CT
CORONA CA 92880

310. 164-444-006
ISENIA A RODRIGUEZ
2589 GROVE AVE
CORONA CA 92882

311. 164-444-007
WALTER MCCURLEY
6085 ANNA CT
EASTVALE CA 92880

312. 164-444-008
LUCKY MARTINS &
KATHLEEN MAUD KPAKI
PO BOX 656
NORCO CA 92860

313. 164-444-009
ANDREW K YU
8518 E VALLEY RD
ROSEMEAD CA 91770

314. 164-444-010
THOMAS G & SILVIA REARDON
6090 VALENCIA ST
CORONA CA 92880

315. 164-444-011
ARISTO C WIBAWA
6070 VALENCIA ST
CORONA CA 92880

316. 164-444-012
HONGJI INV
16 CRESTWOOD
IRVINE CA 92620

317. 164-444-013
TE HSIANG CHANG
6050 VALENCIA ST
CORONA CA 92880

318. 164-444-014
ALFREDO M & MARYANN DUALAN
1816 STONERIDGE ST
ORANGE CA 92867

319. 164-444-015
JAMES & ANNE CHU
13363 CORTLAND ST
CORONA CA 92880

320. 164-444-016
ARISTEO & SVETLANA
ALEXANDROVNA SANDOVAL
13353 CORTLAND ST
CORONA CA 92880

321. 164-444-017
JEFFREY M BOLKOVATZ
13343 CORTLAND ST
CORONA CA 92880

322. 164-444-018
STEVEN YILI
1537 GREENPORT AVE
ROWLAND HEIGHTS CA 91748

323. 164-444-019
JOHNATHAN S OUK
13323 CORTLAND ST
CORONA CA 92880

324. 164-445-001
WUSHUO YANG
2260 BENT CREEK MANOR
ALPHARETTA GA 30005

325. 164-445-002
MARK & KAREN FLORES
6025 LARRY DEAN ST
CORONA CA 92880

326. 164-445-003
MARIA HAPPACHER
6035 LARRY DEAN ST
CORONA CA 92880

327. 164-445-004
SHAUGHN A MCAULIFFE
6030 VALENCIA ST
CORONA CA 92880

328. 164-445-005
MOISES & ROSA I ALFARO
6010 VALENCIA ST
CORONA CA 92880

329. 164-445-006
VICTOR L & MARIA E SUTHERLAND
6003 VALENCIA ST
CORONA CA 92880

330. 164-445-007
YIPING OWEN WANG
19375 WATERFALL WAY
ROWLAND HEIGHTS CA 91748

331. 164-445-008
JOSE M & ANGELINA A ALVARENGA
6023 VALENCIA ST
CORONA CA 92880

332. 164-445-009
NICOLE FIGLIO
6033 VALENCIA ST
EASTVALE CA 92880

333. 164-445-010
M & M PROP
460 HALT HOLLOW RD
DIX HILLS NY 11746

334. 164-445-011
JOE SHER
6053 VALENCIA ST
CORONA CA 92880

335. 164-445-012
CHRISTOPHER TW & ERIN S DENSON
6063 VALENCIA ST
CORONA CA 92880

336. 164-445-013
JOHN Z & VERENA HANNA YOUSSEF
8201 CALABAR AVE
PLAYA DEL REY CA 90293

337. 164-445-014
JAMES A RUNNELLS
6083 VALENCIA ST
CORONA CA 92880

338. 164-445-015
DEAN DAVID & KIMBERLY BARLOW
6093 VALENCIA ST
CORONA CA 92880

339. 164-450-001
CARLOS ANAYA
13301 DANCY ST
CORONA CA 92880

340. 164-450-002
GUISEN LIU
13291 DANCY ST
CORONA CA 92880

341. 164-450-003
ANTHONY R & LAURA LYNN HIBBARD
13281 DANCY ST
EASTVALE CA 92880

342. 164-450-004
DANIEL MORALES
13271 DANCY ST
CORONA CA 92880

343. 164-450-005
SILVIA ZEPEDA
13261 E DANCY ST
CORONA CA 92880

344. 164-450-006
VERONICA A & LEIDI CHANG
1503 VAN DYKE RD
SAN MARINO CA 91108

345. 164-450-007
RICARDO W & CHERYL B DEGUZMAN
5739 HORSE THIEF PL
RANCHO CUCAMONGA CA 91739

346. 164-450-008
ATUL M & DIMPLE A MEHTA
19612 RAY CIR
CERRITOS CA 90703

347. 164-450-009
MARCO P & NORMA E MORALES
13260 CORTLAND ST
CORONA CA 92880

348. 164-450-010
CARDOZA INV
13280 CORTLAND ST
CORONA CA 92880

349. 164-450-011
DANNY P & CINDY V NGUYEN
13290 CORTLAND ST
CORONA CA 92880

350. 164-450-012
DARRIN W & KRISTEN FREWING
13300 CORTLAND ST
CORONA CA 92880

351. 164-450-013
TU VAN TRAN
13310 CORTLAND ST
CORONA CA 92880

352. 164-451-001
BRENDA KELLY
6071 FUJI ST
CORONA CA 92880

353. 164-451-002
PHILIP LE
6081 FUJI ST
CORONA CA 92880

354. 164-451-003
BARRETT J & TRACY D KUETHEN
6091 FUJI ST
CORONA CA 92880

355. 164-451-004
SANDRA S & RUDOLFO SAPIEN
6101 FUJI ST
CORONA CA 92880

356. 164-451-005
JING YUEH & YU JEN CHEN
23802 LOS CODONA AVE
TORRANCE CA 90505

357. 164-451-006
EDIH LOPEZ
6121 FUJI ST
CORONA CA 92880

358. 164-451-007
GRADY C & DEANN G RISNER
6131 FUJI ST
EASTVALE CA 92880

359. 164-451-008
RODOLFO & LUISA AMACOSTA
6141 FUJI ST
CORONA CA 92880

360. 164-451-009
ANTON F FLECKLIN
3102 LONG BAY CT
HOUSTON TX 77059

361. 164-451-010
RANULFO L & ELVA PADILLA
13242 EARLY CRIMSON ST
CORONA CA 92880

362. 164-451-011
U S BANK
13801 WIRELESS WAY
OKLAHOMA CITY OK 73134

363. 164-451-012
COWAN H & BETTY JIN YIP
963 S LADAN LN
ANAHEIM HILLS CA 92808

364. 164-451-013
SOUPHAPHONE VIRACHITH
13272 EARLY CRIMSON ST
CORONA CA 92880

365. 164-451-014
JASON COBBS
13282 EARLY CRIMSON ST
CORONA CA 92880

366. 164-451-015
TRENT RANDELL
6180 VALENCIA ST
CORONA CA 92880

367. 164-451-016
MIN ZHANG
43227 FOXRUN DR
CHINO HILLS CA 91709

368. 164-451-017
JOHN L & VANESSA CHAVIRA
GASTELUM
6156 MCINTOSH CT
CORONA CA 92880

369. 164-451-018
TIMOTHY M HUNT
6146 MCINTOSH CT
CORONA CA 92880

370. 164-451-019
WILLIAM S & TRACY L PUGH
6136 MCINTOSH CT
CORONA CA 92880

371. 164-451-020
CHRISTOPHER O & REGIELOUR P
HOLGADO
6126 MCINTOSH CT
CORONA CA 92880

372. 164-451-021
PEDRO & CARMEN BARAJAS
6116 MCINTOSH CT
CORONA CA 92880

373. 164-451-022
THREE EMPERORS
1313 N GRAND AVE #100
WALNUT CA 91789

374. 164-451-023
FENCO
1313 N GRAND AVE #100
WALNUT CA 91789

375. 164-451-024
YAN LIU
P O BOX 5505
EL MONTE CA 91734

376. 164-451-025
GABRIEL & JUANITA ROJAS
6149 MCINTOSH CT
CORONA CA 92880

377. 164-451-026
LA VERN CAMACHO
40128 VILLAGE RD #1614
TEMECULA CA 92591

378. 164-451-027
ELIAS VERA
6140 VALENCIA ST
CORONA CA 92880

379. 164-451-028
ENRIQUE F & MYRA M RODRIGUEZ
6124 HOLLAND CT
CORONA CA 92880

380. 164-451-029
JOSE F & LISA M FERRER
6114 HOLLAND CT
CORONA CA 92880

381. 164-451-030
SHAUN & RACHELLE OBRIEN
6104 HOLLAND CT
CORONA CA 92880

382. 164-451-031
CASSANDRA R DRAKE FOX
6094 HOLLAND CT
CORONA CA 92880

383. 164-451-032
LAURA MARIE BEAUCHAMP
6084 HOLLAND CT
CORONA CA 92880

384. 164-451-033
GERSON L & ARACELI MONTES
6097 HOLLAND CT
CORONA CA 92880

385. 164-451-034
PAUL GRIFFEY
6107 HOLLAND CT
CORONA CA 92880

386. 164-451-035
JOHN A & GIHAN W KOLTA
6117 HOLLAND CT
CORONA CA 92880

387. 164-451-036
ZHONGDE WANG
52 NORTHERN PINE LOOP
ALISO VIEJO CA 92656

388. 164-451-037
BENITO M & BLANCA NUNEZ
6120 VALENCIA ST
CORONA CA 92880

389. 164-451-038
ABDUL & RAHAT AZIZ
1249 S DIAMOND BAR BLVD
DIAMOND BAR CA 91765

390. 164-451-039
LINALDO & SHEILA S MARTINS
13303 CORTLAND ST
CORONA CA 92880

391. 164-451-040
NATHAN BAKER
13293 CORTLAND ST
CORONA CA 92880

392. 164-451-041
ERIC S CARPENTER
13283 CORTLAND ST
CORONA CA 92880

393. 164-451-042
YOKE C LEE
6842 REGAL PARK DR
FONTANA CA 92336

394. 164-451-043
CHAO PIN WANG
13263 CORTLAND ST
CORONA CA 92880

395. 164-452-001
MEDARDO G & ROSA G ACOSTA
13295 EARLY CRIMSON ST
CORONA CA 92880

396. 164-452-002
GABRIEL PAUL GODINEZ
13285 EARLY CRIMSON ST
EASTVALE CA 92880

397. 164-452-003
JULIA & ARACELY CERVANTES
13275 EARLY CRIMSON ST
CORONA CA 92880

398. 164-452-004
HASSAN & MELISSA WEBB
13265 EARLY CRIMSON ST
CORONA CA 92880

399. 164-452-005
CHARLETTE & JOHNNY WITHERS
13255 EARLY CRIMSON ST
CORONA CA 92880

400. 164-452-006
JUAN & DANIELLE CORONADO
13245 EARLY CRIMSON ST
CORONA CA 92880

401. 164-452-007
THAI NGOC NGUYEN
14022 SPRINGWATER LN
CORONA CA 92880

402. 164-452-008
RUBEN & ALMA ZUNIGA
13225 EARLY CRIMSON ST
CORONA CA 92880

403. 164-452-009
RALPH LOUIS & JUNE ALOMA
AMARATUNGA
13215 EARLY CRIMSON ST
CORONA CA 92880

404. 164-453-001
JUAN MANUEL & ESTHER A
CERVANTES
6168 FUJI ST
CORONA CA 92880

405. 164-453-002
STANLEY K CHANG
1126 CHEROKEE CT
SAN DIMAS CA 91773

406. 164-453-003
BRIAN K ISBELL
6148 FUJI ST
CORONA CA 92880

407. 164-453-004
SAI PING & INGE LIU LOK
501 COYLE AVE
ARCADIA CA 91006

408. 164-453-005
ANTON F FLECKLIN
3102 LONG BAY CT
HOUSTON TX 77059

409. 164-453-006
ROBERT & KAROLYNA NHUNG
CARBAJAL
6118 FUJI ST
EASTVALE CA 92880

410. 164-453-007
MEDITERRANEAN BROTHER
18351 COLIMA RD #185
ROWLAND HEIGHTS CA 91748

411. 164-453-008
BRIAN & REBEKAH AXUP
6098 FUJI ST
EASTVALE CA 92880

412. 164-453-009
SAM & IRIS KHUMORO
6088 FUJI ST
CORONA CA 92880

413. 164-453-010
ALEJANDRO VILLEGAS
6078 FUJI ST
CORONA CA 92880

414. 164-453-011
OCTAVIO CRUZ SOTO
6068 FUJI ST
CORONA CA 92880

415. 164-453-012
SCOTT Y JUE
6058 FUJI ST
CORONA CA 92880

416. 164-453-013
ABRAHAM SEGOVIA RENTERIA
6048 FUJI ST
CORONA CA 92880

417. 164-453-014
DIEM TRUONG
6038 FUJI ST
CORONA CA 92880

418. 164-460-001
JUN GU
1338 S RED BLUFF LN
WALNUT CA 91789

419. 164-460-002
LANLAN XIA
13261 HEATHER LEE ST
CORONA CA 92880

420. 164-460-003
MICHAEL & JENNIFER THOMPSON
13271 HEATHER LEE ST
CORONA CA 92880

421. 164-460-004
ROBERT & KIMBERLY SESSLER
13281 HEATHER LEE ST
CORONA CA 92880

422. 164-460-005
LOKANADHAM PARKURU
13291 HEATHER LEE ST
CORONA CA 92880

423. 164-460-006
NATHAN R & MICHELLE M
HERNANDEZ
13301 HEATHER LEE ST
EASTVALE CA 92880

424. 164-460-007
GARY D & DEBORAH L LOVELL
13311 HEATHER LEE ST
CORONA CA 92880

425. 164-461-001
JOSE ISRAEL & MARTHA E ARCINIEGA
13331 HEATHER LEE ST
CORONA CA 92880

426. 164-461-002
ARIEL & SARAH P CRESPO
13341 HEATHER LEE ST
CORONA CA 92880

427. 164-461-003
THEODORE TAK KIT YAU
20844 APACHE WAY
WALNUT CA 91789

428. 164-461-004
ISSAC IKHWAN KIM
12 POWAY
IRVINE CA 92602

429. 164-461-005
SITHIRAK & JENNY YIN
13371 HEATHER LEE ST
CORONA CA 92880

430. 164-461-006
ANGELINA CASTANEDA
13381 HEATHER LEE ST
CORONA CA 92880

431. 164-461-007
CLODDIE SHANKS
13388 HEATHER LEE ST
CORONA CA 92880

432. 164-461-008
MARIA J ORONOZ
13378 HEATHER LEE ST
CORONA CA 92880

433. 164-461-009
MARIA & JERRY F JAQUES
13358 HEATHER LEE ST
CORONA CA 92880

434. 164-461-010
CLAUDIO & MIRNA GAMEZ
13348 HEATHER LEE ST
CORONA CA 92880

435. 164-461-011
FEDERICO F & ANTONIETA N
HERNANDEZ
7120 JANTINA CT
CORONA CA 92880

436. 164-461-012
DAVID DINH
P O BOX 12260
WESTMINSTER CA 92685

437. 164-461-013
LETICIA SANCHEZ
13318 HEATHER LEE ST
CORONA CA 92880

438. 164-461-014
JAIME & RAQUEL GONZALEZ
13308 HEATHER LEE ST
CORONA CA 92880

439. 164-461-015
HIRAL & VALMIK PATEL
13298 HEATHER LEE ST
CORONA CA 92880

440. 164-461-016
SCOTT SEAN MORRIS
13288 HEATHER LEE ST
CORONA CA 92880

441. 164-461-017
NANCY ZHANG
13278 HEATHER LEE ST
CORONA CA 92880

442. 164-461-018
STEPHANIE HARKEY
13268 HEATHER LEE ST
CORONA CA 92880

443. 164-461-019
MICHELLE RENEE GONZALES
13258 HEATHER LEE ST
CORONA CA 92880

444. 164-461-020
DIANA & JUAN LOPEZ
13248 HEATHER LEE ST
EASTVALE CA 92880

445. 164-461-021
ROLANDO & MARIROSE MALAPAYA
1713 SWEET JENNY CT
N LAS VEGAS NV 89086

446. 164-461-022
MUSTAFA KAHALA
13228 HEATHER LEE ST
CORONA CA 92880

447. 164-461-023
RAMESH V & SAVITA R BHANDERI
722 ARABIAN LN
WALNUT CA 91789

448. 164-461-024
SOLLY V JAMES
6230 HAZEL ST
EASTVALE CA 92880

449. 164-461-025
DELANEY K & PATRICE C DAVEZAN
6245 MULAN ST
CORONA CA 92880

450. 164-461-026
SAREM SOR
6235 MULAN ST
EASTVALE CA 92880

451. 164-461-027
PARESH A & DAKSHABEN PATEL
6225 MULAN ST
EASTVALE CA 92880

452. 164-461-028
ARMANDO MARTINEZ
6215 MULAN ST
CORONA CA 92880

453. 164-462-001
SEAN E & MARILYN E REID
6212 MULAN ST
CORONA CA 92880

454. 164-462-002
RAUL A & TANYA S IBARRA
6222 MULAN ST
CORONA CA 92880

455. 164-462-003
SCOTT M & JYL N WOOD
6232 MULAN ST
CORONA CA 92880

456. 164-462-004
HONG CHANG KAO
2552 BARTLETT AVE
ROSEMEAD CA 91770

457. 164-490-030
JOSE & IRMA CASTELLANOS
13138 JARDENE ST
CORONA CA 92880

458. 164-660-001
CHRISTOPHER JARAMILLO
13187 EARLY CRIMSON ST
CORONA CA 92880

459. 164-660-002
CHUNLING REN
13175 EARLY CRIMSON ST
CORONA CA 92880

460. 164-660-003
GRISH & STEPHANIE N NAVASU
13163 EARLY CRIMSON ST
CORONA CA 92880

461. 164-660-004
FENGMIN DU
6723 BELYNN CT
CORONA CA 92880

462. 164-660-005
BRYAN M & ALISON E MURPHY
13139 EARLY CRIMSON ST
CORONA CA 92880

463. 164-660-011
CHI YU CHEN
8003 TUSCANY ST
FONTANA CA 92336

464. 164-660-012
WEI ZHU
13148 EARLY CRIMSON ST
CORONA CA 92880

465. 164-660-016
MA JUN
13151 LEMAITRE DR
CORONA CA 92880

466. 164-660-017
SHUXIA KANG
19525 GALEVIEW DR
ROWLAND HEIGHTS CA 91748

467. 164-660-018
CITY OF EASTVALE
12363 LIMONITE AVE #910
EASTVALE CA 91752

468. 164-661-001
QING LI
13274 BABBLING BROOK WAY
CORONA CA 92880

469. 164-661-002
LOUIS LAU
13184 EARLY CRIMSON ST
CORONA CA 92880

470. 164-661-003
CHUNJIE CHEN
5687 BERRYHILL DR
EASTVALE CA 92880

471. 164-661-004
JINGCHUN ZHANG
60 W WISTANIA AVE
ARCADIA CA 91007

472. 164-661-005
VISHAL & PRIYA RAMPERSHAD
13187 LEMAITRE DR
CORONA CA 92880

473. 164-661-006
ZHENYING LIN
13199 LEMAITRE DR
EASTVALE CA 92880

474. 164-661-007
ERIN HUAN LIN
6169 FLAFSTAFF DR
EASTVALE CA 92880

475. 164-661-008
LABARRON K & KRISTY A EDWARDS
6157 FLAGSTAFF DR
EASTVALE CA 92880

476. 164-661-009
CHOON VU LAM
6145 FLAGSTAFF DR
EASTVALE CA 92880

477. 164-661-010
DENNIS J & DEBRA L MILLER
6133 FLAGSTAFF DR
EASTVALE CA 92880

478. 164-661-011
WILLIAM M FUJIIHARA
6121 FLAGSTAFF DR
CORONA CA 92880

479. 164-661-012
DAVID M MBUGUA
6109 FLAGSTAFF DR
EASTVALE CA 92880

480. 164-661-013
LUCIA ZHOU HUANG
6097 FLAGSTAFF DR
EASTVALE CA 92880

481. 164-661-014
JOHN D & RANDA F FLETCHER
6085 FLAGSTAFF DR
EASTVALE CA 92880

482. 164-662-003
CATRINEROSE G CANILLO
6088 FLAGSTAFF DR
CORONA CA 92880

483. 164-662-004
JESSIE P CHEN
6100 FLAGSTAFF DR
CORONA CA 92880

484. 164-662-005
ERIK M & EDNA J TARUI
6112 FLAGSTAFF DR
CORONA CA 92880

485. 164-662-006
GERARDO & ELIZA LANDEROS
13162 TROUTMAN CIR
CORONA CA 92880

486. 164-662-008
BRIAN E & STEPHANIE K URIOSTE
5822 LARRY DEAN ST
EASTVALE CA 92880

487. 164-662-009
BLAISE N DJEUGOUE
6136 FLAGSTAFF DR
CORONA CA 92880

488. 164-662-010
MARY JANE J & MERVIN C SISANTE
6148 FLAGSTAFF DR
CORONA CA 92880

489. 164-662-011
GINA NICOLE MARTIN
13178 LEMAITRE DR
EASTVALE CA 92880

490. 164-662-012
CHIH MING & NORRIS SIN LUN LIN
13166 LEMAITRE DR
EASTVALE CA 92880

491. 164-670-001
GEORGE M & NARRIE K GAVARES
6073 FLAGSTAFF DR
CORONA CA 92880

492. 164-670-002
CHRISTY & LE NGUYEN
6061 FLAGSTAFF DR
CORONA CA 92880

493. 164-670-014
JING LIANG
2 MOSS HILL LN
LAGUNA HILLS CA 92653

PROPERTY OWNER
EVERGREEN LIMONITE & SUMNER
200 N MARYLAND AVE #201
GLENDALE CA 91206

APPLICANT
SMART & FINAL
600 CITADEL DRIVE
COMMERCE, CA 90040

REPRESENTATIVE
ART RODRIGUEZ ASSOCIATES
ATTN: DAVID WEISSGLASS
709 E. COLORADO BL #200
PASADENA, CA 91101

RADIUS MAP PREPARER
RADIUS MAPS ETC.
3544 PORTOLA AVENUE
LOS ANGELES CA 90032

CITY OF EASTVALE



1,000' OWNERSHIP MAP

7.84 NET AC.

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@SBCGLOBAL.NET

LEGEND

- 2 OWNERSHIP NO.
- 1 OWNERSHIP HOOK

SITE LOCATION:
 SMART & FINAL
 13346 LIMONITE AVENUE
 EASTVALE CA 92880

PROJECT NO. PLN16-00033

CASE NO.

DATE: 10 - 07 - 2016
 SCALE: 1" = 200'
 APN: 164-030-019

OWNERSHIP MAP



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 7.2

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: AMENDING THE GOODMAN EASTVALE COMMERCE CENTER SPECIFIC PLAN TO ALLOW OFF-SITE PARKING AND INCREASE MAXIMUM BUILDING HEIGHT IN THE INDUSTRIAL LAND USE CATEGORY

RECOMMENDATION: THE PLANNING COMMISSION ON OCTOBER 19, 2016, VOTED 5-0 TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS TO THE GOODMAN EASTVALE COMMERCE CENTER SPECIFIC PLAN

BACKGROUND

The Goodman Eastvale Commerce Center Specific Plan was approved by the City in 2014, following an extensive and detailed process of negotiations and review involving the City and the applicant. The Specific Plan has been amended since then to refine the list of permitted uses. In early 2016, the project's conditions of approval were modified. Finally, in October 2016, the City Council approved a Development Agreement with the developer.

The applicant's and City's work on the Specific Plan has generated an extensive amount of development in the project:

- Some \$30-million in infrastructure (roads, drainage, water, sewer, etc.) has been built or is under construction, including the widening of Hamner Avenue, Bellegrave Avenue, and Cantu-Galleano Ranch Road.
- The first 1-million-square foot logistics building along the I-15 Freeway is open and in use by Amazon as a fulfillment center
- The second 1-million-square-foot building along the freeway is currently under construction
- The 220,000-square-foot business park in the southern portion of the project is under construction
- Staff is processing an application to build a new Costco store in the retail portion of the project
- Staff is processing an application from Goodman to construct the first of a number of retail buildings in the retail area
- Staff is processing an application to build an off-site parking lot and a pedestrian bridge to serve employees of the second logistics building. (This application was approved by the Planning Commission, contingent on the approval of the amendments to the Specific Plan being considered by the City Council tonight.)



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 7.2

This change also includes several additions to the Glossary chapter of the Specific Plan to clarify terms such as “off-site parking” and ensure that this change is implemented as intended.

The applicant is also considering changes to the standards for industrial, retail, and temporary signage in the Specific Plan. These proposed changes will be presented to the Commission and City Council at a future date.

ENVIRONMENTAL ANALYSIS

Staff reviewed the proposed project with respect to the proposed project evaluated in the Environmental Impact Report for the Goodman Commerce Center at Eastvale Specific Plan (EIR; SCH# 2011111012) and found the project consistent with allowable uses and within the square footage assumptions evaluated in the EIR.

No additional environmental documentation is necessary.

FISCAL IMPACT

This item has no direct fiscal impact, but will facilitate the attraction of a new business for the second large industrial building in the development which will provide several thousand new jobs.

ATTACHMENTS

1. Ordinance 16-XX, Amending the Goodman Commerce Center Specific Plan (including proposed amendments to the Specific Plan)
2. Planning Commission Package from October 19, 2016

Prepared by: Eric Norris, Planning Director
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager

ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTERS 2 AND 7 OF THE GOODMAN COMMERCE CENTER AT EASTVALE SPECIFIC PLAN. THE SPECIFIC PLAN ENCOMPASSES APPROXIMATELY 205 ACRES OF REAL PROPERTY LOCATED GENERALLY NORTH OF BELLEGRAVE AVENUE, SOUTH OF CANTU-GALLEANO RANCH ROAD, EAST OF HAMNER AVENUE, AND WEST OF I-15, BORDERED BY THE CITY OF ONTARIO TO THE WEST; ASSESSOR'S PARCEL NUMBERS 160-020-005, -006, -023, -024, -025, -029, -030, -031, AND -032.

The City Council of the City of Eastvale does hereby ordain as follows:

SECTION 1. The proposed Specific Plan Amendment is subject to the California Environmental Quality Act (CEQA).

Finding 1: The proposed project is consistent with the proposed project evaluated in the Environmental Impact Report for the Goodman Commerce Center at Eastvale Specific Plan (EIR; SCH# 2011111012). No new uses are proposed which would exceed the impacts evaluated in the EIR.

Evidence: On August 26, 2015, the City Council of the City of Eastvale conducted a duly noticed public hearing, at which time it received public testimony concerning proposed Project No. 16-00026, and determined that no additional CEQA analysis is required because the proposed changes do not introduce new uses which would create impacts not already addressed and mitigated in the Final Environmental Impact Report for the Specific Plan (SCH# 2011111012) certified by the City Council through Resolution No. 14-32 and adopted on June 11, 2014. The Notice of Determination filed for the adoption of the Specific Plan in November 2014 remains valid for the proposed Specific Plan amendment.

SECTION 2. The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP). The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. Pursuant to the City of Eastvale Zoning Code, the following findings pertaining to the adoption of a Specific Plan Amendment (Project No. 16-00026) to the Goodman Commerce Center at Eastvale Specific Plan are required:

Finding 1: The proposed Specific Plan Amendment is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The proposed amendment to the Specific Plan changes the text in portions of Chapters 2 and 7 of the Goodman Commerce Center at Eastvale Specific Plan. The changes are made to allow off-site parking in Planning Area 5 only as a conditionally permitted use, and to increase by 5 feet (to 55 feet) the maximum building height in the Industrial land use category. The proposed land uses and development standards identified in the Specific Plan Amendment are compatible with surrounding land uses, and the Specific Plan promotes the goals and policies of

the Economic Development Chapter of the General Plan. Policy ED-3 states the “City will actively encourage and support the location of employment and revenue generating businesses that support the City’s overall vision for its future,” and Policy ED-4 encourages the City to use incentives to encourage commercial enterprise in the city.

Finding 2: The proposed Specific Plan meets the requirements set forth in the Zoning Code.

Evidence: Section 2.5 of the Zoning Code identifies mandatory contents of the Specific Plan such as a description of the site, available public services and facilities, capacity of existing and planned circulation system, proposed land uses, development standards for each land use categories, a time schedule for development, procedure for review of proposed development, etc. The Goodman Commerce Center at Eastvale Specific Plan meets the requirements of the Zoning Code for specific plan content. The Specific Plan provides description and exhibits of the site and the goals and objectives of the plan. The Specific Plan also includes descriptions and exhibits specifying the distribution, location, and extent of the uses of land and intensity of major public and private transportation, drainage, water and sewer, and other essential facilities to support the land uses described in the plan. Chapter 5 of the proposed Specific Plan contains a comprehensive maintenance plan and implementation programs that specify the measures necessary to carry out the proposed uses of land covered by the plan. As required, Chapter 2 of the proposed Specific Plan contains development standards including land use, transportation facilities, landscaping, and grading. Chapter 3 includes design guidelines that have been tailored to be sensitive to the physical characteristics of the site and its surroundings for the different areas covered by the plan.

Finding 3: The language and contents of the Specific Plan must meet all applicable City standards.

Evidence: The proposed amendment to the Goodman Commerce Center at Eastvale Specific Plan has been reviewed to ensure the plan contains the mandatory contents required under Section 2.5 of the Zoning Code. The development standards in the proposed amendment to the Specific Plan meet or exceed all applicable City standards.

SECTION 4. The City Council hereby adopts the Specific Plan Amendment to amend Chapters 2 and 7 of the Goodman Commerce Center at Eastvale Specific Plan as described and attached hereto as Exhibit A.

SECTION 5. This ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 6. If any section, subsection, subdivision, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in accordance with law.

PASSED, APPROVED, AND ORDAINED this 9th day of November 2016.

Ike Bootsma, Mayor

Attest:

Steven Aguilar, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF EASTVALE)

I, Steven D. Aguilar, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance No. 2016-_____ was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Eastvale on the 9th day of November, 2016, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Eastvale at a meeting thereof held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven D. Aguilar, Assistant City Clerk

Exhibit A:

Chapters 1 and 2, and Glossary in Appendix B

of Goodman Commerce Center at Eastvale Specific Plan

Permitted Uses

Table 2-2, *Permitted Uses*, establishes the regulations for uses allowed in each land use area. Uses are either: permitted-by-right (P), conditionally permitted (C), or prohibited (X). Conditionally permitted uses require the approval of a Conditional Use Permit per the Eastvale Zoning Code.

Those uses not specifically listed in Tables 2-2 and 2-3 are subject to a determination by the Planning Director per Section 3.1.C of the Eastvale Zoning Code.

Table 2-2 - Permitted Uses	CR ¹	I ²	BP	H(O) ³
Office Uses				
Administrative and professional offices or services (e.g., medical, doctors, physical therapy, chiropractic, financial planners, banks, insurance, real estate, architects)	P	C	P	
Laboratories	P	P	P	
Vehicle Related Uses				
Alternative fuel fueling station in the Industrial land use area (the sale of ancillary goods such as food, alcohol, drinks, and merchandise is not permitted)	X	C	X	
Automobile or boat parts and supplies stores (new and used)	P	X	X	
Automobile service and repair, major (e.g., bodywork, engine and drive train, painting)	X	C	C	
Automobile service and repair, minor (e.g., oil change, tires, tune-ups, stereo installation)	C	X	C	
Car, RV, truck, boat sales (new and used), (auctions in I only)	C	C	C	
Car washes	P	X	C	
Gasoline service stations, without sale of beer and wine	P	C	C	
Gasoline service stations, with sale of beer and wine	C	C	C	
<u>Off-site parking</u>	<u>C⁴</u>	<u>C⁴</u>	<u>C⁴</u>	
Vehicle/boat leasing/rental	C	C	X	
Industrial Uses				
Manufacturing, Light	X	P	P	
Manufacturing, Heavy	X	P	C	
Mini-storage	X	P	C	
Warehousing/distribution	X	P	X	
Construction equipment sales, repair and incidental retail sale of spare parts (operations shall occur within an enclosed building)	X	P	P	
Wholesaling (these activities shall occur within an enclosed building and typically do not result in large amounts of noise, dust or smoke that can occur with some industrial uses)	X	P	P	
Eating, Drinking Establishments				
Bars/cocktail lounges/night clubs	C	X	C	
Catering establishment, commercial kitchen	P	X	P	
Restaurants and other eating establishments, no drive-thru	P	X	P	
Restaurants and other eating establishments, with drive-thru	C	X	C	

Table 2-2 - Permitted Uses	CR¹	I²	BP	H(O)³
General retail sales (e.g., clothing, department stores, electronics, art, books, discount stores, flower shops, drug stores, convenience stores, and supermarkets) in stores of less than 80,000 square feet	P	X	P	
Retail stores (larger than 80,000 square feet)	P	C	X	
Hotels	P	X	P	
Live entertainment and dancing	C	X	X	
Nurseries/garden supplies	P	X	X	
Office equipment/supplies	P	X	P	
Veterinary services, pet grooming (no boarding)	P	X	P	
Farmers markets	C	X	C	
Bottling and bottle washing, enclosed within a building	X	P	P	
Public/Quasi-Public Uses				
Civic/city related uses (e.g. City Hall)	P	P	P	
Police and fire stations	P	P	P	
Religious Institutions	P	X	P	
Libraries	C	X	C	
Wireless telecommunication facilities (subject to Development Plan Review per Eastvale Zoning Code)	P	P	P	
Clubs or lodges	P	X	P	

Legend:

P = Permitted-by-right C = Conditionally permitted X = Prohibited

CR = Commercial Retail BP = Business Park I = Industrial

Notes:

¹ CR may include an approximately 130 room hotel on 2.5 acres anywhere within the planning area.

² Ancillary uses to the main use, such as offices, storage, and meeting rooms in the Industrial area or small retail spaces in the Business Park area, are permitted provided they are supportive of the main business and do not exceed 1/3 of the total floor area of the tenant space.

³ In the Hospital overlay area, all uses in the underlying designations (Commercial Retail, Industrial, and Business Park) are permitted as shown in this table.

⁴ [Planning Area 5 only](#)

Prohibited Uses

The following uses have been determined to be inappropriate in this Specific Plan and are prohibited in all land use planning areas.

- Abattoir (slaughterhouse)
- Auto wrecking
- Check-cashing and payday advance
- Junk or salvage yard
- Hazardous materials processing, treatment, or storage
- Kindergarten through 12th grade schools
- Motels (temporary lodging with exterior room doors and halls)
- Outdoor manufacturing, processing or similar outdoor activities
- Recycling facilities
- Residential uses including caretaker units
- Single-room occupancy units
- Medical Marijuana Dispensary

Development Standards

The following development standards are City regulations for each land use area established in this Specific Plan.

**Table 2-3
Development Standards**

Standard	Commercial Retail	Industrial	Business Park ¹	Hospital Overlay
Building Site Specifications				
Min. lot size	None	40,000 s.f.	10,000 s.f.	Least restrictive standard applies
Min. lot width	75 ft.	200 ft.	75 ft.	
Min. landscape cover ²	15%	10%	15%	15% for Hospital development
Landscaped Setback ^{3,4}				
From Cantu-Galleano	15 ft. to parking, 15 ft. to buildings			NA
From Hamner	15 ft. to parking, 15 ft. to buildings			
From Bellegrave	30 ft. to parking, 30 ft. to buildings			NA
From Internal Streets A and B	20 ft. to parking, 30 ft. to buildings			
From Caltrans I-15 ROW	30 ft. to parking, 40 ft. to buildings			NA
Height				
Max. height ^{5,6}	50 ft. (75 ft. ⁷)	50 55 ft. ⁸	50 ft. ⁸	125 ft.
Building Separation ⁹				
Min. side	25 ft.	25 ft.	25 ft.	25 ft.
Min. front entries	25 ft.	25 ft.	25 ft.	25 ft.
Min. rear	25 ft.	25 ft.	25 ft.	25 ft.

Notes:

NA – Not applicable

¹ There is a maximum area of 40,000 square feet for a single-tenant building or 40,000 square feet for each tenant in a multi-tenant building.

² See the landscape provisions in this Chapter and in Appendix A, *Plant Palette*, for greater detail.

³ All building and landscaping setbacks shall be measured from the right-of-way line, as defined by the Zoning Code that is in effect at the time a project is submitted.

⁴ Landscaped setbacks accommodate landscaping, fences, walls, signs, entry monuments, benches, and other similar elements. Conceptual landscaped setbacks are depicted on Figures 2-3 to 2-9.

⁵ Maximum building height is defined as the height from finished grade to the top of the roof pitch or top of parapet, whichever is greater. There is no limit on the number of stories within the maximum building height.

⁶ Uninhabitable architectural features, such as towers, may exceed the maximum height limit of the Commercial Retail and Business Park area by 20 percent, and mechanical penthouses may exceed the maximum height limit by 10 percent.

⁷ The maximum building height for hotels in the Commercial Retail land use area is 75 feet.

⁸ The maximum height at the setback line is ~~50~~55 feet. For each foot of additional setback provided, an additional foot of height is permitted up to a maximum of 60 feet to the roof peak or top of parapet wall. A height between 61 and 150 feet may be permitted as detailed in the City of Eastvale Zoning Code that is in effect at the time a project is submitted.

⁹ Building separation is measured between the nearest exterior walls of two adjacent, non-attached structures. Non-habitable projections, such as eaves, bay windows, and architectural detailing, may extend two feet into the separation area.

Development Criteria

- Office, hotel, and commercial structures shall incorporate shielded exterior lighting to illuminate significant exterior architectural features, signage, and unique landscape features.
- Where security may be an issue, motion-sensitive lights or other alternatives acceptable to the City shall be used to provide security lighting for loading docks, outdoor storage areas, and other areas used intermittently at night.

Parking, Loading, and Access

- Disabled parking shall be provided per the requirements of the California Building Code.
- All commercial sites shall be evaluated for parking on a project-by-project basis per requirements in Table 2-4. Prior to the establishment of any use, City staff shall review the proposal in relation to the approved site plan to ensure there is adequate parking. In the event that there is not enough parking to satisfy the proposed use, the applicant may propose any combination of:
 - Parking lot restriping (staff-level approval)
 - Parking management strategies, such as employee parking, reserved parking, valet parking, or other acceptable measures (CUP required)
 - Shared parking analysis, prepared by a traffic engineer, to be used as the basis for calculating parking requirements for the center (CUP required)
- All large commercial uses of 15,000 square feet or greater, except medical, require one loading space unless otherwise noted.
- Standard parking stalls shall be designed in accordance with the standards as defined by the Zoning Code that is in effect at the time a project is submitted.
- Up to 20 percent of all parking spaces may be compact spaces with minimum stall dimensions of 8 feet wide and 16 feet long.
- Each parking space or facility shall have adequate drive aisles and usable turning and maneuvering areas as defined by the Zoning Code that is in effect at the time a project is submitted.
- All parking areas, loading facilities, and drive aisles shall be surfaced and maintained with asphaltic concrete, cement, or other permanent impervious or pervious surfacing material that is acceptable to the City Engineer.
- All drive-through banks, pharmacies, and eating facilities shall have a minimum 150-foot driveway to an ATM or menu board. The drive-through driveway must be designed to provide clearly marked and safe pedestrian crossing to the building entrance(s) and not be located where cars staking may result in blocking ingress/egress to the site.
- Where practical, new developments on separate parcels are encouraged to provide common access and parking areas. Reciprocal parking and driveway easements are encouraged.

- Parking spaces for low-emitting, fuel-efficient, and carpool/van pool vehicles will be provided per the California Green Building Standards Code.
- Parking lots, including off-site parking, shall comply with the Eastvale Zoning Code that is in effect at the time a project is submitted except for some of the required parking spaces (up to 15% of required spaces) that are located within the truck parking areas.
- On-street parking is prohibited.

The parking standards for the minimum number of parking spaces required for each use or equivalent use in the GCCE shall be as follows. All uses not specifically listed or substantially equivalent to a listed use are subject to the number of parking spaces required as defined by the Zoning Code that is in effect at the time a project is submitted.

**Table 2-4
Parking Standards¹**

Use	Standard
Community shopping center, including those with restaurants	5.5 spaces per 1,000 square feet of net leasable floor area. ²
Hotel	1 space per hotel room plus two additional spaces for managers
Restaurants and other eating establishments including drive-thru	1 space per 45 square feet of public serving and seating area
Professional office (e.g. financial, real estate, medical office, etc.)	1 space per 200 square feet of professional office area. ²
Light assembly/light manufacturing/light industrial	1 space per 250 square feet of office area, plus 1 space per 500 square feet of fabrication area, plus 1 space per 1,000 square feet of storage area.
Hospitals and Clinics	1 space per 2 patient's beds, and one space per vehicle owned and operated by the hospital or clinic plus one space per staff member of largest shift
Medical and Dental Offices	1 space per 200 square feet of net leasable floor area
Warehousing/distribution ³	1 space per 250 square feet of office area, plus 1 space per 1,000 square feet for to the first 40,000 square feet of building space and 1 space per 4,000 square feet beyond the initial 40,000 square feet.

Notes:

¹ Additional parking that may be required based upon the specific tenant - beyond those that are provided at construction - must be designed to comply with the parking ratios listed in the City of Eastvale Zoning Code.

² Where multiple tenants and/or uses occupy the same building, the parking shall be calculated based upon the floor area of each tenant. In the event that all or some of the tenants are not known, City staff, in concert with the developer/property owner, shall make assumptions as to the mixture of likely tenants to establish a base level of parking.

³ A maximum of 15% of the required parking spaces may be located within truck parking areas without meeting the landscape and shade requirements as defined by the Zoning Code that is in effect at the time a project is submitted. This in no way limits the amount of passenger vehicles that may park in truck parking areas if the parking requirements of the City of Eastvale Zoning Code are met.

Development Criteria

Parking - Shared

- The implementation of a shared parking agreement is intended to serve tenants with distinctly different peak hour parking demands.
- Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.
- The uses or buildings for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.
- No more than 50 percent of the parking space requirement shall be met through shared parking.
- Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for the joint use by a legal instrument approved by the Planning Director.

Parking – Off-Site

- Off-site parking shall be constructed and landscaped to the same standards that apply to on-site parking.
- Off-site parking shall be provided for a particular user or parcel, with access controlled via signage, entry controls, or other means specified through the conditional use permit process.
- The design and layout of off-site parking shall be subject to approval of a Major Development Review per the Eastvale Zoning Code.

Loading

- In the Business Park Land Use Planning Areas, each tenant is permitted a maximum of one dock high loading door per 8,000 square feet (maximum 5 dock-high doors per 40,000 square feet) and up to 2 roll-up doors.
- Loading docks shall not be located directly in front of a driveway unless there is a minimum of 150 feet of separation between the dock and the driveway.
- A minimum of 120 feet unobstructed clearance, measured perpendicularly from the face of the truck loading door, shall be required for loading areas.
- Dock high doors and roll-up tenant doors will be screened with landscape treatment to prevent visibility from the public-right-of-way.

Performance Standards

Sustainability

- The GCCE shall be developed to meet the California Green Code building standards adopted by the City. It should be noted that this plan already incorporates several sustainable features including:
 - Green infrastructure to collect stormwater on-site through the use of stormwater management practices such as the incorporation of infiltration basins and bioswales.

APPENDIX B: GLOSSARY

Acres, gross: The entire acreage of a site. Gross acreage is calculated to the center-line of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Alternative fuels: Any materials or substances that can be used as fuels, other than conventional fuels. Conventional fuels include: fossil fuels (petroleum (oil), coal, and natural gas), as well as nuclear materials such as uranium and thorium. Well-known alternative fuels include biodiesel, bioalcohol (methanol, ethanol, butanol), chemically stored electricity (batteries and fuel cells), hydrogen, non-fossil methane, non-fossil natural gas, vegetable oil, propane and other biomass sources.

Buffer: An area of land separating two distinct uses that acts to soften or mitigate the effects of one use on the other.

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Commercial day care centers: A facility of any capacity that provides nonmedical care to persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis and which is either:

- A. Child Day Care Center. A day care center which provides day care to children under 18 years of age, other than a family day care home. Child day care center includes infant centers, preschools (inclusive of Montessori), extended day care facilities and school age child care centers.
- B. Adult Day Care Center. A day care center which provides day care to persons 18 years of age or older.

Commercial kitchen: Incorporates cooking stations and appropriate equipment designed to operate the stations and handle large-scale food preparation. Sample stations include catering, baking, grill and sauté. Restaurants incorporating education classes might also feature stations for cooking instruction.

Distribution: See “Warehousing/distribution.”

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Appendix B Glossary

Hotel: A building designed for or occupied as the more or less temporary abiding place of individuals, in which there are six or more guest rooms, which are only accessible through internal hallways. Retail space, including but not limited to restaurants, convenience store/market, copy center/postal service center/blue printing, drug stores, flower/gift shops, general merchandise, and miscellaneous indoor repairs/services, are allowed within the building or on the same site.

Incidental: Ancillary or secondary by nature. For example, automobile uses that require repair and incidental retail sale of spare parts.

Incidental Storage: The storage of goods that are Incidental to the primary occupancy, generally stored within storage rooms greater than 100 square feet in an area.

Laboratories: A facility characterized by special purpose equipment or a specific space configuration that limits instructional or research activities to a particular discipline or a closely related group of disciplines. These activities may be found in all fields of study including letters, humanities, natural sciences, social sciences, vocational and technical disciplines. Example laboratories include film, medical, dental, R&D, etc.

Manufacturing: The fabrication (process in which an item is made from raw or semi-finished materials instead of being assembled from ready-made components or parts), processing (procedures involving chemical, physical, electrical or mechanical steps to aid in the manufacturing of an item or items), packaging (technology of enclosing or protecting products for distribution, storage, sale, and use) and assembly (practice of taking individual parts and joining them to form a whole good) of materials from parts that are already in processed form and that, in their maintenance, assembly or operations, create a negligible amount of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Typical items requiring manufacturing include but are not limited to apparel, furnishings, and electronic devices.

Manufacturing, Heavy: Manufacturing that requires some outdoor activity (noise or odor) and/or storage.

Manufacturing, Light: Manufacturing that occurs entirely within an enclosed building.

Parking, Off-site: Parking which is not located in the same Planning Area as the use or building that it serves. (See also, "Planning Area")

Parking, On-site: Parking which is located in the same Planning Area as the use or building that it serves. (See also, "Planning Area")

Permit: Any license, certificate, approval, or other entitlement for use granted or denied by any public agency which is subject to the provisions of this Specific Plan.

Personal services: Activities where people offer their knowledge and time to improve productivity, performance, potential, and sustainability. The production of services instead of end products. Typical personal services include but are not limited to barbers, nail shops, dry cleaners, locksmiths, tailors, shoe repair, massage, etc.

Planning Area: Areas as shown in Figure 2-1, Land Use Plan.

Primary exposure: The front of a building. In commercial spaces the primary exposure is where most shoppers will enter.

Public view: Spaces visible at grade by persons in public areas such as public streets, parking lots and walking paths.

Research and Development: Activities in connection with corporate or governmental innovation such as science and technology (laboratories), education and training (training facilities).

Storage, Incidental: See “Incidental Storage.”

Structure: Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, but not including the following: 1) walls or fences less than six feet in height, 2) banner signs.

Warehousing / distribution: The receipt and temporary stocking of products (goods) to be redistributed to retailers, wholesalers, or directly to customers.

Wholesaling: This includes the movement and storage of raw materials, work-in-process inventory and finished goods from a point of origin to point of consumption. Uses would include goods movement (import, export and sales of product).



PLANNING COMMISSION STAFF REPORT

ITEM 6.1

DATE: OCTOBER 19, 2016

TO: HONORABLE CHAIR AND COMMISSIONERS

FROM: ERIC NORRIS, PLANNING

SUBJECT: PROPOSED AMENDMENTS TO THE GOODMAN EASTVALE COMMERCE CENTER SPECIFIC PLAN

RECOMMENDATION: THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO THE GOODMAN COMMERCE CENTER SPECIFIC PLAN TO THE CITY COUNCIL

BACKGROUND

The Goodman Eastvale Commerce Center Specific Plan was approved by the City in 2014, following an extensive and detailed process of negotiations and review involving the City and the applicant. The Specific Plan has been amended since then (in 2015) to refine the list of permitted uses. In early 2016, the project's conditions of approval were modified.

The applicant's and City's work on the Specific Plan has generated an extensive amount of development in the project:

- Some \$30-million in infrastructure (roads, drainage, water, sewer, etc.) has been built or is under construction, including the widening of Hamner Avenue, Bellegrave Avenue, and Cantu-Galleano Ranch Road.
- The first 1-million-square foot logistics building along the I-15 Freeway is open and in use by Amazon as a fulfillment center
- The second 1-million-square-foot building along the freeway is currently under construction
- The 220,000-square-foot business park in the southern portion of the project is under construction
- Staff is processing an application to build a new Costco store in the retail portion of the project
- Staff is processing an application from Goodman to construct the first of a number of retail buildings in the retail area
- Staff is processing an application to build an off-site parking lot and a pedestrian bridge to serve employees of the second logistics building

As development of the project continues, and the provisions of the Goodman Commerce Center Specific Plan are applied to real-world situations, the applicant has found several areas of the



PLANNING COMMISSION STAFF REPORT

ITEM 6.1

Specific Plan which is recommended to be amended in order to better accommodate development of the project. In the past, these have resulted in amendments to the Goodman Commerce Center Specific Plan and its conditions of approval to allow larger buildings in the Business Park portion of the project and various other minor amendments.

The latest proposed changes, which staff has worked with the applicant to draft, are summarized below.

Note: One of the proposed changes—the addition of off-site parking as a conditionally permitted use—is related to the next item on tonight’s Planning Commission agenda. Approval of that application would require the successful adoption of the proposed changes to the Specific Plan.

DISCUSSION

The following changes are proposed to the Goodman Commerce Center Specific Plan. All of the proposed changes are shown in redline in Attachment 1 to this report.

Building Heights

The applicant proposes increasing the maximum height of buildings in the Industrial land use category from 50 to 55 feet. This is proposed to accommodate a potential user for the second 1-million-square-foot building.

Permitted Land Uses

The applicant proposes to add “off-site parking” as a conditionally permitted land use in Planning Area 5 (shown below). This changes the current restriction on off-site parking (from the Eastvale Zoning Code), and, like the proposed change in building heights, is proposed to accommodate a user for the second million-square-foot building who requires more parking than can be provided at that building.



PLANNING COMMISSION STAFF REPORT

ITEM 6.1



This change also includes several additions to the Glossary chapter of the Specific Plan to clarify terms such as “off-site parking” and ensure that this change is implemented as intended.

The applicant is also considering changes to the standards for industrial, retail, and temporary signage in the Specific Plan. These proposed changes will be presented to the Commission at a future date.

STAFF ANALYSIS

Staff’s analysis of the proposed changes follows:

Building Heights

The proposed change in building heights effectively would apply only to one building: the second million-square-foot building in Planning Area 2 (adjacent to the I-15 Freeway). Although industrial uses are permitted in Planning Area 5, that area is being considered primarily for a hospital use. (Note: The Hospital use has its own height limit of 125 feet, which would not be affected by the proposed change.)

The change would allow the second large building along the freeway to be slightly higher, but would not create a striking or immediately apparent difference in the heights of the two structures. The change would not allow the building to become larger as measured by its footprint, but would potentially allow for more and different types of storage inside.

Staff concurs with this change.



PLANNING COMMISSION STAFF REPORT

ITEM 6.1

Permitted Land Uses

The applicant is proposing to add “off-site parking” as a conditionally permitted use in Planning Area 5. As noted earlier, this use is proposed to accommodate a potential user for the second large building along the freeway. The number of employees that user proposes to house in the building would exceed the number of parking spaces which can be provided on-site, requiring an off-site lot in order to have sufficient employee parking.¹ (At the first large building, now occupied by Amazon, an approved truck loading area was converted to employee parking, also to accommodate more employees than were originally envisioned.)

The changes allow off-site parking to occur only in one area of the project, and it is highly unlikely that this provision would be used for any building other than the second million-square-foot building.

The Eastvale Zoning Code, like many similar zoning codes, requires that parking for a use be provided on the same parcel as the use it serves, or within 300 feet of the use, or on an adjoining parcel. These standards are intended to ensure that parking is close to the stores or other businesses they serve, helping ensure the safety and convenience of patrons and employees.

While these standards are proper for most uses, staff concurs that potential for off-site parking on this one instance in the Goodman project, and subject to controls through a conditional use permit, is an acceptable provision for this Specific Plan. Employees would need to walk slightly farther to work than would be the case if parking were adjacent to the building, but not so far as to cause hardship or problems.²

Staff concurs with this change.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Goodman Commerce Center Specific Plan.

ATTACHMENTS

1. Proposed amendments to the Goodman Commerce Center Specific Plan, shown in redline format.

Prepared by: Eric Norris, Planning Director
Reviewed by: John Cavanaugh, City Attorney

¹ A separate staff report has been provided to the Commission on the proposed off-site parking lot, which also includes a pedestrian bridge over Goodman Way to carry employees from the lot to the building.

² See the separate staff report on the proposed parking lot for a more detailed analysis of the specific proposal.

Permitted Uses

Table 2-2, *Permitted Uses*, establishes the regulations for uses allowed in each land use area. Uses are either: permitted-by-right (P), conditionally permitted (C), or prohibited (X). Conditionally permitted uses require the approval of a Conditional Use Permit per the Eastvale Zoning Code.

Those uses not specifically listed in Tables 2-2 and 2-3 are subject to a determination by the Planning Director per Section 3.1.C of the Eastvale Zoning Code.

Table 2-2 - Permitted Uses	CR ¹	I ²	BP	H(O) ³
Office Uses				
Administrative and professional offices or services (e.g., medical, doctors, physical therapy, chiropractic, financial planners, banks, insurance, real estate, architects)	P	C	P	
Laboratories	P	P	P	
Vehicle Related Uses				
Alternative fuel fueling station in the Industrial land use area (the sale of ancillary goods such as food, alcohol, drinks, and merchandise is not permitted)	X	C	X	
Automobile or boat parts and supplies stores (new and used)	P	X	X	
Automobile service and repair, major (e.g., bodywork, engine and drive train, painting)	X	C	C	
Automobile service and repair, minor (e.g., oil change, tires, tune-ups, stereo installation)	C	X	C	
Car, RV, truck, boat sales (new and used), (auctions in I only)	C	C	C	
Car washes	P	X	C	
Gasoline service stations, without sale of beer and wine	P	C	C	
Gasoline service stations, with sale of beer and wine	C	C	C	
<u>Off-site parking</u>	<u>C⁴</u>	<u>C⁴</u>	<u>C⁴</u>	
Vehicle/boat leasing/rental	C	C	X	
Industrial Uses				
Manufacturing, Light	X	P	P	
Manufacturing, Heavy	X	P	C	
Mini-storage	X	P	C	
Warehousing/distribution	X	P	X	
Construction equipment sales, repair and incidental retail sale of spare parts (operations shall occur within an enclosed building)	X	P	P	
Wholesaling (these activities shall occur within an enclosed building and typically do not result in large amounts of noise, dust or smoke that can occur with some industrial uses)	X	P	P	
Eating, Drinking Establishments				
Bars/cocktail lounges/night clubs	C	X	C	
Catering establishment, commercial kitchen	P	X	P	
Restaurants and other eating establishments, no drive-thru	P	X	P	
Restaurants and other eating establishments, with drive-thru	C	X	C	

Table 2-2 - Permitted Uses	CR¹	I²	BP	H(O)³
General retail sales (e.g., clothing, department stores, electronics, art, books, discount stores, flower shops, drug stores, convenience stores, and supermarkets) in stores of less than 80,000 square feet	P	X	P	
Retail stores (larger than 80,000 square feet)	P	C	X	
Hotels	P	X	P	
Live entertainment and dancing	C	X	X	
Nurseries/garden supplies	P	X	X	
Office equipment/supplies	P	X	P	
Veterinary services, pet grooming (no boarding)	P	X	P	
Farmers markets	C	X	C	
Bottling and bottle washing, enclosed within a building	X	P	P	
Public/Quasi-Public Uses				
Civic/city related uses (e.g. City Hall)	P	P	P	
Police and fire stations	P	P	P	
Religious Institutions	P	X	P	
Libraries	C	X	C	
Wireless telecommunication facilities (subject to Development Plan Review per Eastvale Zoning Code)	P	P	P	
Clubs or lodges	P	X	P	

Legend:

P = Permitted-by-right C = Conditionally permitted X = Prohibited

CR = Commercial Retail BP = Business Park I = Industrial

Notes:

¹ CR may include an approximately 130 room hotel on 2.5 acres anywhere within the planning area.

² Ancillary uses to the main use, such as offices, storage, and meeting rooms in the Industrial area or small retail spaces in the Business Park area, are permitted provided they are supportive of the main business and do not exceed 1/3 of the total floor area of the tenant space.

³ In the Hospital overlay area, all uses in the underlying designations (Commercial Retail, Industrial, and Business Park) are permitted as shown in this table.

⁴ [Planning Area 5 only](#)

Prohibited Uses

The following uses have been determined to be inappropriate in this Specific Plan and are prohibited in all land use planning areas.

- Abattoir (slaughterhouse)
- Auto wrecking
- Check-cashing and payday advance
- Junk or salvage yard
- Hazardous materials processing, treatment, or storage
- Kindergarten through 12th grade schools
- Motels (temporary lodging with exterior room doors and halls)
- Outdoor manufacturing, processing or similar outdoor activities
- Recycling facilities
- Residential uses including caretaker units
- Single-room occupancy units
- Medical Marijuana Dispensary

Development Standards

The following development standards are City regulations for each land use area established in this Specific Plan.

**Table 2-3
Development Standards**

Standard	Commercial Retail	Industrial	Business Park ¹	Hospital Overlay
Building Site Specifications				
Min. lot size	None	40,000 s.f.	10,000 s.f.	Least restrictive standard applies
Min. lot width	75 ft.	200 ft.	75 ft.	
Min. landscape cover ²	15%	10%	15%	15% for Hospital development
Landscaped Setback ^{3,4}				
From Cantu-Galleano	15 ft. to parking, 15 ft. to buildings			NA
From Hamner	15 ft. to parking, 15 ft. to buildings			
From Bellegrave	30 ft. to parking, 30 ft. to buildings			NA
From Internal Streets A and B	20 ft. to parking, 30 ft. to buildings			
From Caltrans I-15 ROW	30 ft. to parking, 40 ft. to buildings			NA
Height				
Max. height ^{5,6}	50 ft. (75 ft. ⁷)	50 55 ft. ⁸	50 ft. ⁸	125 ft.
Building Separation ⁹				
Min. side	25 ft.	25 ft.	25 ft.	25 ft.
Min. front entries	25 ft.	25 ft.	25 ft.	25 ft.
Min. rear	25 ft.	25 ft.	25 ft.	25 ft.

Notes:

NA – Not applicable

¹ There is a maximum area of 40,000 square feet for a single-tenant building or 40,000 square feet for each tenant in a multi-tenant building.

² See the landscape provisions in this Chapter and in Appendix A, *Plant Palette*, for greater detail.

³ All building and landscaping setbacks shall be measured from the right-of-way line, as defined by the Zoning Code that is in effect at the time a project is submitted.

⁴ Landscaped setbacks accommodate landscaping, fences, walls, signs, entry monuments, benches, and other similar elements. Conceptual landscaped setbacks are depicted on Figures 2-3 to 2-9.

⁵ Maximum building height is defined as the height from finished grade to the top of the roof pitch or top of parapet, whichever is greater. There is no limit on the number of stories within the maximum building height.

⁶ Uninhabitable architectural features, such as towers, may exceed the maximum height limit of the Commercial Retail and Business Park area by 20 percent, and mechanical penthouses may exceed the maximum height limit by 10 percent.

⁷ The maximum building height for hotels in the Commercial Retail land use area is 75 feet.

⁸ The maximum height at the setback line is ~~50~~ 55 feet. For each foot of additional setback provided, an additional foot of height is permitted up to a maximum of 60 feet to the roof peak or top of parapet wall. A height between 61 and 150 feet may be permitted as detailed in the City of Eastvale Zoning Code that is in effect at the time a project is submitted.

⁹ Building separation is measured between the nearest exterior walls of two adjacent, non-attached structures. Non-habitable projections, such as eaves, bay windows, and architectural detailing, may extend two feet into the separation area.

Development Criteria

- Office, hotel, and commercial structures shall incorporate shielded exterior lighting to illuminate significant exterior architectural features, signage, and unique landscape features.
- Where security may be an issue, motion-sensitive lights or other alternatives acceptable to the City shall be used to provide security lighting for loading docks, outdoor storage areas, and other areas used intermittently at night.

Parking, Loading, and Access

- Disabled parking shall be provided per the requirements of the California Building Code.
- All commercial sites shall be evaluated for parking on a project-by-project basis per requirements in Table 2-4. Prior to the establishment of any use, City staff shall review the proposal in relation to the approved site plan to ensure there is adequate parking. In the event that there is not enough parking to satisfy the proposed use, the applicant may propose any combination of:
 - Parking lot restriping (staff-level approval)
 - Parking management strategies, such as employee parking, reserved parking, valet parking, or other acceptable measures (CUP required)
 - Shared parking analysis, prepared by a traffic engineer, to be used as the basis for calculating parking requirements for the center (CUP required)
- All large commercial uses of 15,000 square feet or greater, except medical, require one loading space unless otherwise noted.
- Standard parking stalls shall be designed in accordance with the standards as defined by the Zoning Code that is in effect at the time a project is submitted.
- Up to 20 percent of all parking spaces may be compact spaces with minimum stall dimensions of 8 feet wide and 16 feet long.
- Each parking space or facility shall have adequate drive aisles and usable turning and maneuvering areas as defined by the Zoning Code that is in effect at the time a project is submitted.
- All parking areas, loading facilities, and drive aisles shall be surfaced and maintained with asphaltic concrete, cement, or other permanent impervious or pervious surfacing material that is acceptable to the City Engineer.
- All drive-through banks, pharmacies, and eating facilities shall have a minimum 150-foot driveway to an ATM or menu board. The drive-through driveway must be designed to provide clearly marked and safe pedestrian crossing to the building entrance(s) and not be located where cars staking may result in blocking ingress/egress to the site.
- Where practical, new developments on separate parcels are encouraged to provide common access and parking areas. Reciprocal parking and driveway easements are encouraged.

- Parking spaces for low-emitting, fuel-efficient, and carpool/van pool vehicles will be provided per the California Green Building Standards Code.
- Parking lots, including off-site parking, shall comply with the Eastvale Zoning Code that is in effect at the time a project is submitted except for some of the required parking spaces (up to 15% of required spaces) that are located within the truck parking areas.
- On-street parking is prohibited.

The parking standards for the minimum number of parking spaces required for each use or equivalent use in the GCCE shall be as follows. All uses not specifically listed or substantially equivalent to a listed use are subject to the number of parking spaces required as defined by the Zoning Code that is in effect at the time a project is submitted.

**Table 2-4
Parking Standards¹**

Use	Standard
Community shopping center, including those with restaurants	5.5 spaces per 1,000 square feet of net leasable floor area. ²
Hotel	1 space per hotel room plus two additional spaces for managers
Restaurants and other eating establishments including drive-thru	1 space per 45 square feet of public serving and seating area
Professional office (e.g. financial, real estate, medical office, etc.)	1 space per 200 square feet of professional office area. ²
Light assembly/light manufacturing/light industrial	1 space per 250 square feet of office area, plus 1 space per 500 square feet of fabrication area, plus 1 space per 1,000 square feet of storage area.
Hospitals and Clinics	1 space per 2 patient's beds, and one space per vehicle owned and operated by the hospital or clinic plus one space per staff member of largest shift
Medical and Dental Offices	1 space per 200 square feet of net leasable floor area
Warehousing/distribution ³	1 space per 250 square feet of office area, plus 1 space per 1,000 square feet for to the first 40,000 square feet of building space and 1 space per 4,000 square feet beyond the initial 40,000 square feet.

Notes:

¹ Additional parking that may be required based upon the specific tenant - beyond those that are provided at construction - must be designed to comply with the parking ratios listed in the City of Eastvale Zoning Code.

² Where multiple tenants and/or uses occupy the same building, the parking shall be calculated based upon the floor area of each tenant. In the event that all or some of the tenants are not known, City staff, in concert with the developer/property owner, shall make assumptions as to the mixture of likely tenants to establish a base level of parking.

³ A maximum of 15% of the required parking spaces may be located within truck parking areas without meeting the landscape and shade requirements as defined by the Zoning Code that is in effect at the time a project is submitted. This in no way limits the amount of passenger vehicles that may park in truck parking areas if the parking requirements of the City of Eastvale Zoning Code are met.

Development Criteria

Parking - Shared

- The implementation of a shared parking agreement is intended to serve tenants with distinctly different peak hour parking demands.
- Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.
- The uses or buildings for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.
- No more than 50 percent of the parking space requirement shall be met through shared parking.
- Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for the joint use by a legal instrument approved by the Planning Director.

Parking – Off-Site

- Off-site parking shall be constructed and landscaped to the same standards that apply to on-site parking.
- Off-site parking shall be provided for a particular user or parcel, with access controlled via signage, entry controls, or other means specified through the conditional use permit process.
- The design and layout of off-site parking shall be subject to approval of a Major Development Review per the Eastvale Zoning Code.

Loading

- In the Business Park Land Use Planning Areas, each tenant is permitted a maximum of one dock high loading door per 8,000 square feet (maximum 5 dock-high doors per 40,000 square feet) and up to 2 roll-up doors.
- Loading docks shall not be located directly in front of a driveway unless there is a minimum of 150 feet of separation between the dock and the driveway.
- A minimum of 120 feet unobstructed clearance, measured perpendicularly from the face of the truck loading door, shall be required for loading areas.
- Dock high doors and roll-up tenant doors will be screened with landscape treatment to prevent visibility from the public-right-of-way.

Performance Standards

Sustainability

- The GCCE shall be developed to meet the California Green Code building standards adopted by the City. It should be noted that this plan already incorporates several sustainable features including:
 - Green infrastructure to collect stormwater on-site through the use of stormwater management practices such as the incorporation of infiltration basins and bioswales.

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- A. Child Day Care Center. A day care center which provides day care to children under 18 years of age, other than a family day care home. Child day care center includes infant centers, preschools (inclusive of Montessori), extended day care facilities and school age child care centers.
- B. Adult Day Care Center. A day care center which provides day care to persons 18 years of age or older.

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Manufacturing: The fabrication (process in which an item is made from raw or semi-finished materials instead of being assembled from ready-made components or parts), processing (procedures involving chemical, physical, electrical or mechanical steps to aid in the manufacturing of an item or items), packaging (technology of enclosing or protecting products for distribution, storage, sale, and use) and assembly (practice of taking individual parts and joining them to form a whole good) of materials from parts that are already in processed form and that, in their maintenance, assembly or operations, create a negligible amount of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Typical items requiring manufacturing include but are not limited to apparel, furnishings, and electronic devices.

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Parking, Off-site: Parking which is not located in the same Planning Area as the use or building that it serves. (See also, "Planning Area")

Parking, On-site: Parking which is located in the same Planning Area as the use or building that it serves. (See also, "Planning Area")

Permit: Any license, certificate, approval, or other entitlement for use granted or denied by any public agency which is subject to the provisions of this Specific Plan.

Personal services: Activities where people offer their knowledge and time to improve productivity, performance, potential, and sustainability. The production of services instead of end products. Typical personal services include but are not limited to barbers, nail shops, dry cleaners, locksmiths, tailors, shoe repair, massage, etc.

Planning Area: Areas as shown in Figure 2-1, Land Use Plan.

Primary exposure: The front of a building. In commercial spaces the primary exposure is where most shoppers will enter.

Public view: Spaces visible at grade by persons in public areas such as public streets, parking lots and walking paths.

Research and Development: Activities in connection with corporate or governmental innovation such as science and technology (laboratories), education and training (training facilities).

Storage, Incidental: See “Incidental Storage.”

Structure: Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, but not including the following: 1) walls or fences less than six feet in height, 2) banner signs.

Warehousing / distribution: The receipt and temporary stocking of products (goods) to be redistributed to retailers, wholesalers, or directly to customers.

Wholesaling: This includes the movement and storage of raw materials, work-in-process inventory and finished goods from a point of origin to point of consumption. Uses would include goods movement (import, export and sales of product).



**CITY OF EASTVALE
CITY COUNCIL STAFF REPORT**

ITEM 8.1

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DANIELLA McCLISTER, PUBLIC INFORMATION OFFICER

SUBJECT: MONEY MAGAZINE LAPEL PIN AND USE OF CITY LOGO

RECOMMENDATIONS:

- 1. APPROVE THE PROVIDED DESIGN STYLE AS THE CITY OF EASTVALE MONEY MAGAZINE LAPEL PIN AND LOGO.**
 - 2. SELECT THE PURCHASE QUANTITY OF 500, 1,000, OR 2,000 PINS.**
-

BACKGROUND

On September 20, 2016, the City of Eastvale was voted “#17 of 50 Best Places to Live in America” and “#1 Best Place to Live in California.” Staff has prepared a lapel pin design to celebrate the accolade of “#1 Best Place to Live in California.”

DISCUSSION

The use of a designated lapel pin would promote the “#1 Best Place to Live in California” accolade throughout the year and can be given to residents at community events to wear proudly.

The use of the City’s primary logo on the lapel pin would not be compatible with two parameters set forth in the City’s Graphic Standards Guidelines (attached): using the primary logo on a colored or textured background; and adding text to the logo. Despite the conflict with the Graphic Standards Guidelines, utilizing the City’s logo in this fashion will not affect the recognition of the City’s identity.

FISCAL IMPACT

Cost for the pins will be charged to the Community Promotions Account Number 100-200-6415 of the City Manager’s office.

Below is the breakdown for the cost of the pins:

Quantity	Setup/Die Charge	Cost Per Pin	Shipping	Total Cost
500 Pins	\$85	\$1.25	\$18.00	\$ 604.25
1,000 Pins	Waived	\$1.10	\$25.00	\$ 1,125.00
2,000 Pins	Waived	\$0.95	\$29.00	\$ 1,929.00



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 8.1

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

1. Pin Design
2. City Logo Graphic Standards Guidelines

Prepared by: Daniella McClister, Public Information Officer
Reviewed by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager



STYLE C



CITY OF EASTVALE

GRAPHIC STANDARDS GUIDELINES

A consistent and comprehensive graphic identity provides clarity, recognition and a seamless experience for any visual interaction with the City of Eastvale.

The Graphic Standards Manual is the guide to applying our image and identity to the materials through which we communicate to all our constituencies. Through consistent application of these standards, The City of Eastvale will enjoy the benefits of improved communications, understanding, and competitive positioning.

Primary Logo



Black & White Logo



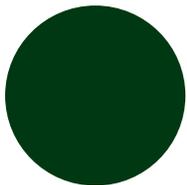
CITY OF EASTVALE

CITY OF EASTVALE

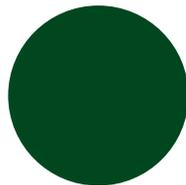
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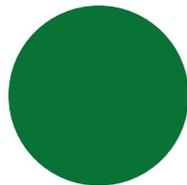
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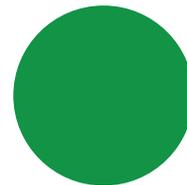
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Y: 98
K: 69



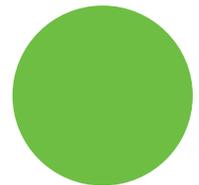
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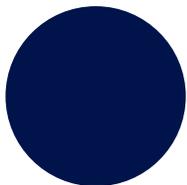
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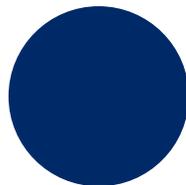
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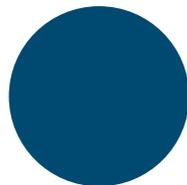
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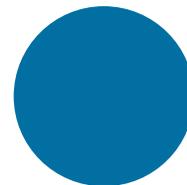
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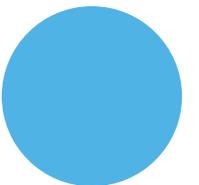
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Process Color
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Process Color
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Y: 0
K: 29



Process Color
C: 61
M: 12
Y: 0
K: 0

IMPROPER LOGO USE

Correct Use for Reference



CITY OF EASTVALE

Do not use the primary logo on a colored or textured background.



Do not extend or stretch the logo



Do not use alternate colors in the logo



Do not combine other graphics with the logo



Do not add text to the logo



Do not remove elements from the logo



Do not apply graphic effects to the logo



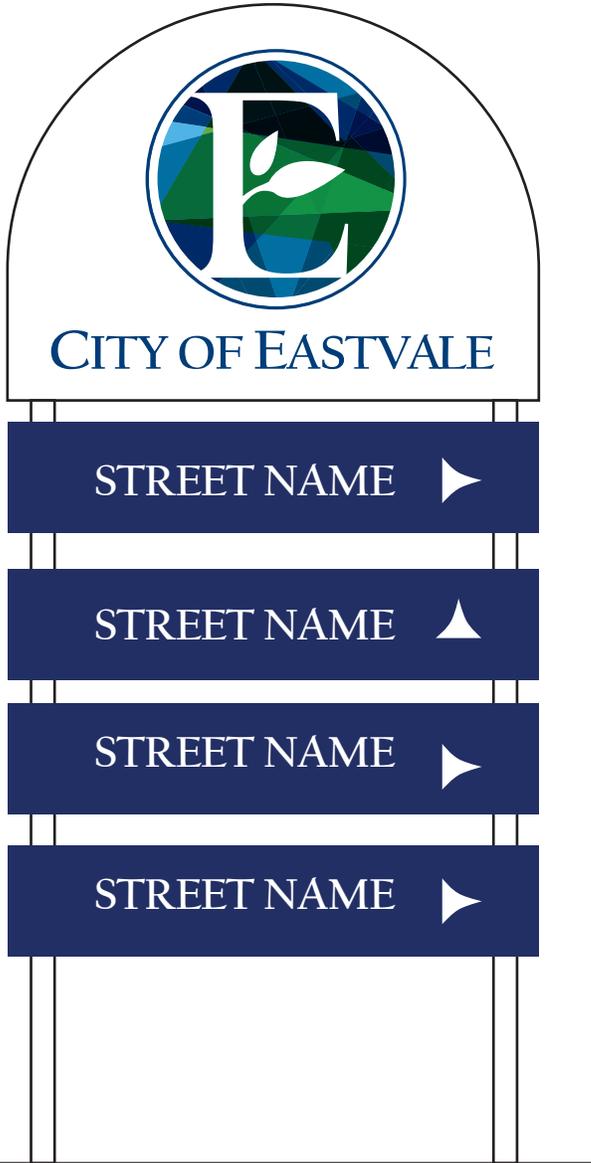
Do not use alternate fonts with the logo



Do not alter the composition of the logo



OTHER MEDIA & MERCHANDISE



DIRECTIONAL SIGANCE



MONUMENT



CITY VEHICLE

OTHER MEDIA & MERCHANDISE



T-SHIRT



MUGS



HATS



BILL BOARD

THE SEAL

Primary Seal



Black & White Seal

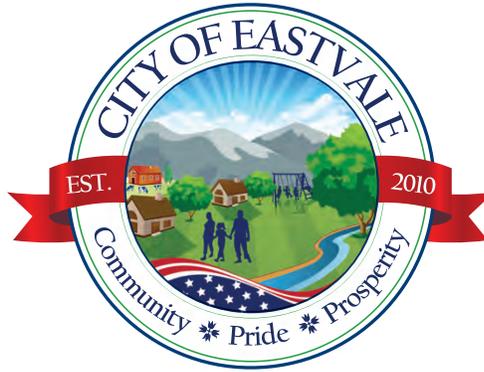


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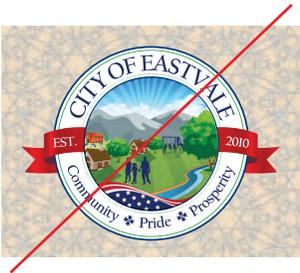
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IMPROPER SEAL USE

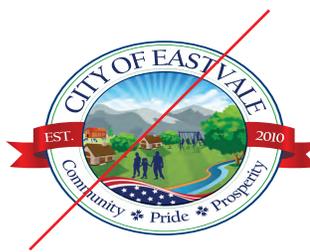
Correct Use for Reference



Do not use the primary seal on a colored or textured background.



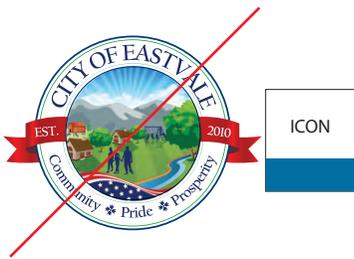
Do not extend or stretch the seal



Do not use alternate colors in the seal



Do not combine other graphics with the seal



Do not add text to the seal



Do not remove elements from the seal



Do not apply graphic effects to the seal



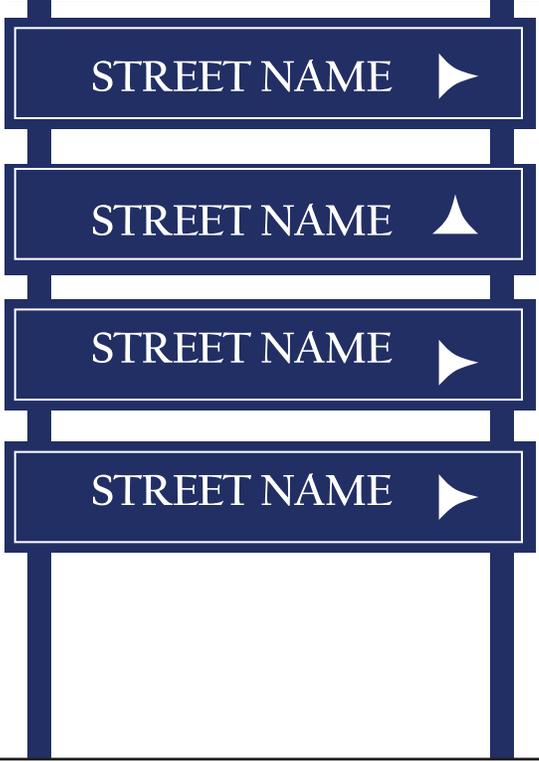
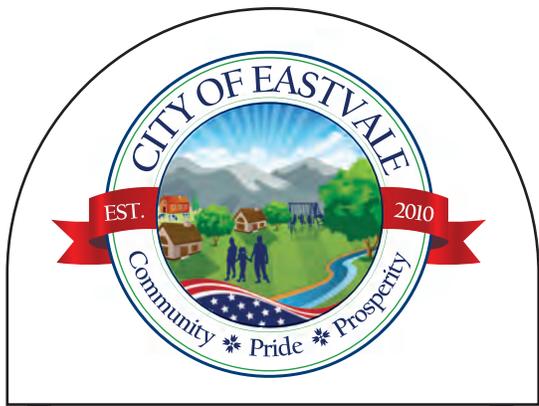
Do not use alternate fonts with the seal



Do not alter the composition of the seal



OTHER MEDIA & MERCHANDISE



DIRECTIONAL SIGANCE



DOORWAY SIGANCE



VEHICULAR SIGANCE

OTHER MEDIA & MERCHANDISE



T-SHIRT



MUGS



HATS



BILL BOARD



designLingo[™]

www.designlingo.com

13392 Cool Meadow Drive, Eastvale Ca, 92880

Tele: 1(877) 836.3446



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 8.2

DATE: NOVEMBER 9, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CITY ATTORNEY AND CITY MANAGER

SUBJECT: PROVIDE DIRECTION TO THE CITY ATTORNEY'S OFFICE TO PRESENT ADDITIONAL REGULATIONS ADDRESSING SHORT-TERM RENTALS IN RESIDENTIAL ZONES

RECOMMENDATION: That the City Council provide direction to the City Attorney's office on whether to bring back for Council consideration additional regulations addressing short-term rentals in residential zones in the City of Eastvale

BACKGROUND

At previous City Council meetings, residents within the Enclave Community in the City have expressed concerns about the City's residential areas: (1) numerous different tenants living in one residential unit, and (2) short-term renters/lessees of residential units. Independent investigations by City Code Enforcement have confirmed a portion of these concerns and ongoing investigations are revealing these concerns present in other areas of the City, specific to residential zones.

DISCUSSION

Both the concerns by residents and independent investigations by City Code Enforcement show that having too many different individuals leasing rooms within a residential unit, or having short-term tenants, changes the character of not only the residential zone(s) but also the surrounding area by generating more traffic, noise, or storage of material than would be normally associated within a residential zone. Specifically, tenants that only stay for one night, a week, or even a few months do not have the same interest in investing their time and energy in preserving the neighborhood and the community. These concerns are not specific to the City of Eastvale; rather, in other Southern California cities, particularly in response to short-term on-line services like "AirBnb".

Preliminary investigation by City staff has revealed that there is a proliferation of internet-based services that facilitate the listing, advertising and hiring of transient residential tenants; consequently, residential rentals have led to significant increases in the number of transient residential units throughout the City's residential zones.



CITY OF EASTVALE CITY COUNCIL STAFF REPORT

ITEM 8.2

A. City's current remedies to address business uses in residential zones.

Sec. 120.06.010. - Glossary of terms, defines a boarding house to read as follows:

*" Boardinghouse, roominghouse or lodginghouse means a building where lodging and meals are provided for **compensation** for six but not more than 15 persons, not including rest homes." (emphasis added)*

*"Dwelling means a building or portion thereof designed for or occupied exclusively for residential purposes including one-family and multiple-family **dwelling**s but not **including hotels, auto courts, boardinghouses or lodginghouses.**" (emphasis added)*

"Hotel means a building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in any individual room or suite. Jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint are specifically not included."

***Sec. 120.04.040. - Home occupations.** Home occupation means an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.*

A home occupation requires a zoning clearance, prohibits no customers between the hours of 7 p.m. and 8:00 a.m.

(g) Prohibited home occupations.

(4) Boardinghouse, bed and breakfast hotel, timeshare condominium.

(9) medical clinic

***Section 6.72.020 provides a definition of "business."** Business shall mean and include professions, trades, vocations, enterprises, establishments, occupations, including home occupations as defined herein, and all and every kind of calling, any of which are conducted, transacted or carried on for the purpose of earning in whole or in part a profit or livelihood, whether or not a profit or livelihood actually is earned thereby, whether paid in money, goods, labor, or otherwise. This definition shall apply to business establishments located within the city that are operated at a fixed physical location and those that are operated on a mobile basis by a mobile-operator as defined herein."*



CITY OF EASTVALE CITY COUNCIL STAFF REPORT

ITEM 8.2

Unless allowed under a Home Occupation Permit, a business activity is prohibited in all residential zones except the Rural Residential zone. (These were mainly the dairy operations)

Chapter 110.32 contains additional regulations under the Single-Family Residential Rental Program which is combined with the business certification requirement. These regulations require inspections of any proposed rental of a single family residential unit to ensure both building code and land use requirements.

In addition to the foregoing, the City Council just recently adopted a new ordinance requiring an inspection of all home occupation businesses within the City. The inspection(s) would enable City staff to confirm that the proposed home occupation complies with both City building and land use regulations.

The above referenced existing authority is appropriate to address unlawful commercial activity in the relevant residential zones; i.e. using existing authority for inspections to enter the property suspected of commercial activity. If the owner, or person in lawful possession of the property will not allow the inspection, an inspection warrant may be obtained. That inspection will provide any evidence for abatement of the commercial activity. Pending investigations in connection with commercial activity in residential areas within the City by Code Enforcement have been forwarded to the City Attorney's office for review.¹

B. Additional Regulations to be considered.

Although the above referenced existing authority is appropriate to address unlawful commercial activity in the relevant residential areas, both the City Manager and City Attorney opine that more specific regulations be considered to address both short-term renters/lessees of residential units and numerous different tenants living on one residential unit.²

1. Amend the City's Zoning Code to change the current definition of a boarding house. As identified above, the current definition under the City's Code for a boarding house means "a building where lodging and meals are provided for compensation for six but not more than 15 persons, not including rest homes."

¹ Because there are pending investigations on these matters, staff is unable to bring these to public attention as it would jeopardize such investigations.

² CAVEAT – Any regulation addressing the number of individuals in a residential unit can ONLY involve commercial activity so as to not violate state and federal laws against a city defining "family-members" in residential unit(s).



CITY OF EASTVALE CITY COUNCIL STAFF REPORT

ITEM 8.2

2. Redefining the use to reduce the number of persons. For example, the City of Arcadia defines a boarding house as “*a residence or dwelling, other than a motel*

or hotel, wherein two (2) or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Notwithstanding this definition, no single family residence operated as a group home pursuant to the Community Care Facilities Act, that is otherwise exempt from local zoning regulations, shall be considered a boarding house.” Any zoning ordinance amendment would need to be first considered by the Planning Commission and a recommendation of approval to the City Council. Both meetings would require a public hearing. Such an ordinance amendment would follow the usual first and second readings by the City Council and an effective date thirty (30) days thereafter.

3. Urgency Ordinance to address Short-term rentals - Govt. Code 65858 provides for the adoption of an interim urgency ordinance that is effective immediately without notice or hearing for an initial 45 days. It requires a 4/5ths vote of the Council along with a finding of a **current and immediate threat to public health, safety and welfare.**

The ordinance may be renewed for up to 2 years. Ten days before the first renewal (for 10 months and 15 days), City staff must make available a written report regarding measures to alleviate the conditions in the urgency ordinance. Because the extensions must be noticed as a City-wide zoning ordinance, effectively the renewal ordinance process must start immediately upon adoption of the initial urgency ordinance.

The ordinance cannot prohibit application for the use, but places a hold on any processing or approval. The interim urgency ordinance does not apply to validly existing uses, but it seems unlikely that any existing uses are permitted and valid.³

It should be noted that if the Council wishes to pursue additional regulatory options as described above, any such code amendment would still need to be enforced through investigatory procedures which the City is currently undergoing. In other words, the burden of proof lies with the City to establish that an unlawful commercial activity exists within the residential unit. Furthermore, a change in the Boarding House definitions would also make it unlawful for a property owner to rent individual rooms to family members. For example, there are many households wherein older children are still living at home and are asked by their parents to pay some compensation for the privilege of living at home.

³ This type of ordinance can also be adopted through the regular process of a zoning code amendment; i.e. Planning Commission and recommendation of approval to the City Council with a first and second reading and 30 day effective date.



CITY OF EASTVALE

CITY COUNCIL STAFF REPORT

ITEM 8.2

FISCAL IMPACT

The cost of enforcement.

STRATEGIC PLAN IMPACT

Not Applicable.

ATTACHMENT

None

Prepared by: John Cavanaugh, City Attorney
Reviewed by: Michele Nissen, City Manager