

**MINUTES**  
**REGULAR MEETING OF THE CITY COUNCIL,**  
**OF THE CITY OF EASTVALE**  
**Wednesday, June 11, 2014**  
**6:30 P.M.**

**Rosa Parks Elementary School, 13830 Whispering Hills Drive**

**1. CALL TO ORDER:** 6:30 p.m.

**2. ROLL CALL/PLEDGE OF ALLEGIANCE/INVOCATION:**

Council Members present: Council Members Welch, DeGrandpre, Link, Mayor Pro Tem Rush, and Mayor Bootsma.

Staff Members present: City Manager Jacobs, City Attorney Cavanaugh, Public Information Officer Nissen, Planning Director Norris, Finance Director Shea, Deputy Finance Director Gitmed, Management Analyst Rowe, CEQA Manager Teague, Public Works Director Alvarez, Fire Chief Williams, Assistant Police Chief Yates, and Recording Secretary Wuence.

**Invocation was led by Susie Tanner with Life Church.**

**The Pledge of Allegiance was led by Mayor Bootsma.**

**3. PRESENTATIONS/ANNOUNCEMENTS:**

There were no presentations or announcements.

**4. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

There were no public comments.

**5. CONSENT CALENDAR:**

**5.1 Proposed Ordinance To Update Participation In The TUMF Program and Adopt An Amendment To The TUMF Ordinance To Exempt New Specially Adapted Homes For Severely Disabled Veterans.**

Recommendation: Hold second reading and adopt Ordinance No. 2014-07, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ORDINANCE NO. 2011-13 TO INCLUDE NEW EXEMPTIONS FOR NEWLY CONSTRUCTED SPECIALLY ADAPTED HOMES FOR SEVERELY DISABLED VETERANS UNDER THE WESTERN

RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM.

5.2 **General Municipal Election Resolutions for November 4, 2014.**

Recommendation: Take the following actions:

1. Adopt Resolution No. 14-31, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014, FOR THE ELECTION OF CERTAIN OFFICERS OF THE CITY AS REQUIRED BY THE PROVISIONS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES, AND REQUESTING THE REGISTRAR OF VOTERS OF THE COUNTY OF RIVERSIDE TO RENDER SPECIFIED ELECTION SERVICES.

2. Adopt Resolution No. 14-36, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE, PERTAINING TO MATERIALS SUBMITTED TO THE ELECTORATE AND THE COSTS THEREOF FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON NOVEMBER 4, 2014.

5.3 **Granting a Franchise Agreement to Southern California Gas Company.**

Recommendation: Hold second reading and adopt Ordinance No. 2014-05, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, GRANTING TO SOUTHERN CALIFORNIA GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, THE FRANCHISE TO CONSTRUCT, MAINTAIN, AND USE PIPES AND APPURTENANCES FOR TRANSMITTING AND DISTRIBUTING GAS FOR ANY AND ALL PURPOSES IN, ALONG, ACROSS, UPON, AND UNDER THE PUBLIC STREETS AND PLACES WITHIN THE CITY OF EASTVALE.

**Motion: Moved by Rush, seconded by DeGrandpre to approve Consent Calendar as presented.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush and Mayor Bootsma voting aye.**

**6. PUBLIC HEARINGS:**

**6.1 Landscaping And Lighting Maintenance District No. 89-1 Consolidated.**

Recommendation: Hold Public Hearing and approve Resolution No. 14-37, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING THE LEVY FOR THE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED FOR FISCAL YEAR 2014/15.

City Manager Jacobs provided an update on the item.

Council Member Link inquired whether the engineering report needed to be included in the packet and City Manager Jacobs confirmed that it did not need to be included as it had already been approved.

Public Hearing was opened at 6:34 p.m.

There being no comment, Public Hearing was closed at 6:34 p.m.

**Motion: Moved by Rush, seconded by Link to approve Resolution No. 14-37.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush and Mayor Bootsma voting aye.**

**6.2 Request From Waste Management For Rate Increase For Fiscal Year 2013-2014.**

Recommendation: Hold Public Hearing and approve rate increase request and implementation of new fees for compliance with AB341.

City Manager Jacobs provided an update on the item.

Public Hearing was opened at 6:36 p.m.

There being no comment, Public Hearing was closed at 6:36 p.m.

**Motion: Moved by Rush, seconded by Link to approve rate increase request and implementation of new fees for compliance with AB341.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush and Mayor Bootsma voting aye.**

**6.3 Project No. 11-0271 – Environmental Impact Report, General Plan Amendment, Change of Zone, And Specific Plan For An Approximate 205-Acre Site, Tentative Parcel Map For Subdivision Of An Approximately 193-Acre Area Into Five Industrial Parcels, Two Business Park Parcels, and One Commercial Parcel, And A Major Development Plan Review For Development Of 2,714,829 Square Feet On Approximately 117 Acres of Light Industrial Including Four Industrial/Warehouse Buildings.**

Recommendation: Receive and file City response to Briggs Law Corporation objection letter on proposed Goodman/Birtcher Commerce Center/Project No. 11-0271.

Recommendation: Hold Public Hearing and take the following actions:

1. Adopt a resolution certifying the Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).
2. Adopt a resolution approving a General Plan Amendment from High Density Residential to Light Industrial, Commercial Retail, and Business Park.
3. Adopt an ordinance rescinding the Resort Specific Plan, adopting the Goodman Commerce Center Specific Plan, dated April 2014, and adopting a Change of Zone to implement the Goodman Commerce Center Specific Plan.
4. Adopt a resolution approving Tentative Parcel Map No. 36487 for the subdivision of approximately 193 acres into five industrial parcels, two business park parcels, and one commercial parcel, subject to conditions of approval (Attachment 1).
5. Adopt a resolution approving Major Development Plan Review for the development of four new industrial/warehouse buildings totaling 2,714,829 square feet, subject to conditions of approval.

City Manager Jacobs provided background and an update on this item. She noted that the response to the Briggs Law Corporation was included in the Staff report.

Council Member Link noted that at the last Council Meeting, Council requested more definitive language regarding the condition that the developer would “initiate” construction of not less than 100,000 square feet of business park within one year of issuance of the first industrial certificate of occupancy, yet that language was still too vague.

City Manager Jacobs noted that the condition would be properly defined if Council decided to move forward with the project.

The Public Hearing was opened at 6:41 p.m.

Rania Hamdy, a resident, requested the Council oppose the project until the applicant brings something of quality and diversity to Eastvale. She stated that the applicant was lumping Eastvale in with all other Inland Empire communities that are filled with warehouses. She noted that Jurupa Valley has over 70 warehouses and they have not been prosperous. She also noted that the pay for warehouse employees was not enough to allow someone to live in Eastvale. She cited a job description for a warehouse position in Ontario and the possible hazards associated with working in the warehouse.

Council Member Welch asked Ms. Hamdy if she had researched the median income for retail and hotel positions and if it was dramatically different from warehouse positions. Ms. Hamdy noted that while the pay was comparable, retail and hotel employees are not exposed to the dangers that warehouse employees are.

Mayor Pro Tem Rush thanked Ms. Hamdy for all the time and research she put into the project and noted that all feedback is appreciated.

The Public Hearing was closed at 6:46 p.m.

Council Member De Grandpre initiated discussion about the pay in fulfillment centers versus warehouses, the number of trucks per day expected at the site, and whether the amount of lights between Cantu Galleano and Bellegrave could be reduced. It was noted that the City engineers requested the four lights and that the plan was to synchronize them to keep traffic moving.

Council Member Welch asked for assurance from the applicant that the other components of the project such as: the hospital, hotel, and retail, would indeed happen. Ward Mace, from Goodman Birtcher, responded that the business park segment is recovering from the recession, new homes being built in Ontario's New Model Colony would generate demand for retail, and that a hospital has recently contacted Eastvale's Public Information Officer to check the status on entitlements for a hospital site. Mr. Mace stated that in order for the project to be successful, it needs to be built-out, which is the intent of Goodman Birtcher.

Lang Cottrell from Goodman Birtcher noted that a retail brokerage group has been hired and attended the ICSC, where they spoke with a number of major retailers. He noted that they are actively marketing the project, but retailers want to know that the entitlements are in place. He also noted that Goodman Birtcher has invested a significant amount of money into the project, is prepared to build 100,000 square feet of business park, and are long term holders.

Mayor Bootsma noted concern over lack of space for retail commercial if a hospital goes in. Mr. Mace, from Goodman Birtcher, noted that the hospital

interested in the project is only requesting 30-35 acres. He also noted that 13 of the larger, fully-functional hospitals in the area, such as Kaiser, are between 18-25 acres.

Mayor Pro Tem Rush requested clarification on the Greenhouse Gas Mitigation Measure. CEQA Manager Teague discussed the potential to purchase mitigation credits to offset the Greenhouse Gas Emissions associated with the project. Council Member Link noted that purchasing the mitigation credits would still not reduce the pollution generated by the project.

**Motion: Moved by Rush, seconded by Link to Receive and file City response to Briggs Law Corporation objection letter on proposed Goodman/Birtcher Commerce Center/Project No. 11-0271.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**Motion: Moved by Rush, seconded by DeGrandpre to Adopt a resolution certifying the Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**Motion: Moved by Rush, seconded by DeGrandpre to Adopt a resolution approving a General Plan Amendment from High Density Residential to Light Industrial, Commercial Retail, and Business Park.**

**Motion failed 2-3 with Rush and DeGrandpre voting aye and Link, Welch, and Mayor Bootsma voting no.**

**Motion: Moved by Rush, seconded by Bootsma to Adopt an ordinance rescinding the Resort Specific Plan, adopting the Goodman Commerce Center Specific Plan, dated April 2014, and adopting a Change of Zone to implement the Goodman Commerce Center Specific Plan.**

**Motion failed 2-3 with Rush and DeGrandpre voting aye and Link, Welch, and Mayor Bootsma voting no.**

**Motion: Moved by Rush, seconded by Bootsma to Adopt a resolution approving Tentative Parcel Map No. 36487 for the subdivision of approximately 193 acres into five industrial parcels, two business park parcels, and one commercial parcel, subject to conditions of approval (Attachment 1).**

**Motion failed 2-3 with Rush and DeGrandpre voting aye and Link, Welch, and Mayor Bootsma voting no.**

**Motion: Moved by Rush, seconded by Bootsma to Adopt a resolution approving Major Development Plan Review for the development of four new industrial/warehouse buildings totaling 2,714,829 square feet, subject to conditions of approval.**

**Motion failed 2-3 with Rush and DeGrandpre voting aye and Link, Welch, and Mayor Bootsma voting no.**

**7. OLD BUSINESS:**

There were no Old Business Items.

**8. NEW BUSINESS ITEMS:**

**8.1 Adoption Of The Annual Operations and Capital Improvement Budget Fiscal Year 2014-2015.**

Recommendation: Take the following actions:

1. Adopt Resolution No. 14-26, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING AN OPERATING BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2014 AND ENDING JUNE 30, 2015, AND APPROPRIATING FUNDS FOR PURPOSES THEREIN SET FORTH.

2. Adopt Resolution No. 14-27, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, PROPOSING A PERMANENT APPROPRIATIONS LIMIT OF \$17,268,091 PURSUANT TO ARTICLE XIII (B) OF THE CALIFORNIA CONSTITUTION FOR FISCAL YEAR 2014-2015.

3. Adopt Resolution No. 14-28, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING THE AUTHORIZED POSITIONS FOR THE FISCAL YEAR 2014-2015, EFFECTIVE JULY 1, 2014.

City Manager Jacobs provided the Staff report on this item via PowerPoint presentation.

It was noted that a balanced budget has been presented for four consecutive years and is expected to remain so for several years. However, there is concern for Fiscal Year 2018 when revenues would no longer meet expenditure needs if the City continues at the same level of service.

City Manager Jacobs noted that sales tax is the largest source of revenues toward the General Fund and that Law Enforcement is the largest General Fund expenditure.

City Manager Jacobs noted that Fire Station #2 will be paid with cash reserves from the Fire Services Fund.

Mayor Pro Tem Rush initiated discussion about salary as the primary cause for rising costs of safety services, what the annual cash flow of the Fire Fund was, and how much increase was expected to the fund.

Council Member Link inquired about the addition of a part time Code Enforcement Officer and vehicle and whether revenue from the department would justify the new hire. City Manager Jacobs noted that hiring a part time Code Enforcement Officer with no benefits would release a Community Services Officer (CSO) from writing street sweeping tickets, allowing the CSO to assist deputies in their duties. She noted that Council could approve the budget without authorizing the hiring of the Code Enforcement Officer until a staff report with revenue numbers was presented to Council.

Council Member DeGrandpre inquired if the Public Information Officer (PIO) salary was in line with other cities and requested a salary survey be conducted on the PIO position. He requested clarification on the salary for the City Clerk position.

Council Member DeGrandpre noted concern over the police contract negotiations being conducted by the Board of Supervisors without any input from the City and suggested possible coordination with neighboring cities in the future to form a new police department.

There was discussion about the costs to train new police officers as there are no trained officers available for hire and the 5% police salary increase negotiated by the Board of Supervisors.

Council Member Link noted that the City Council should have an active part in contract negotiations with unions if the City is subject to holding true those agreements.

**Motion: Moved by Link, seconded by Rush to Adopt The Annual Operations and Capital Improvement Budget Fiscal Year 2014-2015, withholding the addition of a Code Enforcement Officer until staff report is presented.**



**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**8.2 Implementation Of Government Accounting Standards Board Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions.**

Recommendation: Adopt Resolution No. 14-29, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING AN OPERATING BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2014 AND ENDING JUNE 30, 2015, AND APPROPRIATING FUNDS FOR PURPOSES THEREIN SET FORTH

City Manager Jacobs provided the Staff report for this item.

**Motion: Moved by Rush, seconded by Link to Adopt Resolution No. 14-29.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**8.3 Payment of Revenue Neutrality Deferral Of Annual Payments For Fiscal Years 2011, 2012, 2013 and Annual Payment For Fiscal Year 2014.**

Recommendation: Approve budget adjustment in the amount of \$1,140,000 and authorize revenue neutrality payment to the County of Riverside.

City Manager Jacobs provided the Staff report for this item.

**Motion: Moved by Welch, seconded by Rush to Approve budget adjustment in the amount of \$1,140,000 and authorize revenue neutrality payment to the County of Riverside.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**8.4 Military Banner Program.**

Recommendation: Provide direction to staff regarding the future administration of the Military Banner Program.

City Manager Jacobs provided the Staff report on this item.

Sharyn Link, Executive Director of the Eastvale Community Foundation, noted that the Board Members voted unanimously to take over operations of the

Military Banner Program from the City. She noted that the Foundation would begin immediate repair and replacement of damaged and missing banners.

Mayor Pro Tem Rush thanked the Foundation for stepping up and inquired if the subsidy that the City or Foundation provides toward the banner will remain or if families would have to pay to keep their banners up. Executive Director Link noted that 10% of all Foundation proceeds are allocated for the Military Banner program.

Mayor Bootsma thanked the JCSD for their donated time and assistance with the banner program in the past years.

Mayor Pro Tem Rush inquired if an Eastvale business would still produce the banners. Executive Director Link noted that the Foundation would take quotes from Eastvale businesses to produce the banners.

**Motion: Moved by Rush, seconded by Bootsma to empower the Eastvale Community Foundation to transfer the Military Banner Program from the City.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**8.5 Determine Planning Process For The Chandler Area Of The City.**

Recommendation: Staff recommends that the City initiate a Community Plan for the Chandler area in the amount of \$96,680 and authorize the City's Planning and Public Works consultants to perform the work.

City Manager Jacobs provided the Staff report for this item.

Mayor Pro Tem Rush thanked Staff, Council Member Link, and the Economic Development Committee for allowing him to participate in the process. He noted that it is a good plan and a catalyst to get change and betterment for the area.

**Motion: Moved by Rush, seconded by Link to initiate a Community Plan for the Chandler area in the amount of \$96,680 and authorize the City's Planning and Public Works consultants to perform the work.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**8.6 Agreement With Riverside County Transportation Commission For Hamner Avenue Traffic Signal Synchronization.**

Recommendation: Approve Agreement No. 14-72-122-00 with the Riverside County Transportation Commission (RCTC) for Federal Funding Cooperative Agreement for RCTC's 2013 Multi-Funding Call for Projects.

City Manager Jacobs provided the Staff report for this item.

There was discussion about the need to purchase new hardware, other equipment, and the costs involved to complete the project. It was noted that the City's share of the cost was budgeted from Gas Tax Funds.

**Motion: Moved by Rush, seconded by Link to Approve Agreement No. 14-72-122-00 with the Riverside County Transportation Commission (RCTC) for Federal Funding Cooperative Agreement for RCTC's 2013 Multi-Funding Call for Projects.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**The order of the agenda was changed and Item 8.8 was addressed at this time.**

**8.8 Proposed Contract Extension For Interwest Consulting Group To Provide Engineering And Building Safety Services For Fiscal Year 2014-15.**

Recommendation: Approve contract extension with Interwest Consulting Group to provide Engineering and Building Safety Services for Fiscal Year 2014-15.

City Manager Jacobs provided the Staff report for this item.

**Motion: Moved by Link, seconded by Rush to Approve contract extension with Interwest Consulting Group to provide Engineering and Building Safety Services for Fiscal Year 2014-15.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**At this time the Council returned to address Item 8.7**

**8.7 Planning Services For Fiscal Year 2014-15.**

Recommendation: Approve contract extension with PMC to provide contract Planning Services for Fiscal Year 2014-15.

City Manager Jacobs provided the Staff report for this item.

Council Member Link asked for clarification on the monthly budget of \$16,000.00. City Manager Jacobs noted that the budgeted amount covers

identified tasks that will occur. Core services, including a full time planner, assistance at the public counter, and other services are included in that amount. Any services not needed would not be charged.

**Motion: Moved by Welch, seconded by Rush to Approve contract extension with PMC to provide contract Planning Services for Fiscal Year 2014-15.**

**Motion carried 5-0 with Link, DeGrandpre, Welch, Rush, and Mayor Bootsma voting aye.**

**9. CITY MANAGER'S REPORT:**

City Manager Jacobs noted that she would not be at the next Council Meeting and Staff would provide reports in her absence.

**10. STUDENT LIAISON UPDATE:**

There was no Student Liaison Update.

**11. COUNCIL COMMUNICATIONS:**

Mayor Bootsma read a letter received by WRCOG, summarizing the Used Oil and Filter Exchange Event on June 7, 2014 at Auto Zone in Eastvale. The letter stated that 29 oil filters were exchanged and all 72 15-quart oil collection containers were distributed to local residents. Also distributed at the event were funnels, shop rags, oil filter wrenches, and information material explaining proper disposal of used motor oil and filters.

**12. CLOSED SESSION:**

There were no Closed Session Items.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:58 p.m.

*Submitted by Margo Wuence, Recording Secretary  
Reviewed and edited by Carol Jacobs, City Manager/City Clerk*