

**MINUTES**  
**REGULAR MEETING OF THE CITY COUNCIL,**  
**OF THE CITY OF EASTVALE**  
**Wednesday, June 25, 2014**  
**6:30 P.M.**

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

**1. CALL TO ORDER:** 6:32 p.m.

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

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

Council Members absent: Mayor Pro Tem Rush

Mayor Pro Tem Rush arrived at 6:34 p.m.

Staff Members present: City Attorney Cavanaugh, Public Information Officer Nissen, Planning Director Norris, Senior Planner Kith, Deputy Finance Director Gitmed, Management Analyst Rowe, Public Works Director Alvarez, Fire Chief Williams, Police Chief Horton, Assistant Police Chief Yates, Assistant Police Chief Petersen, and Recording Secretary Wuence.

**Invocation was led by Pastor Rick Morris with The Crossings Church.**

**The Pledge of Allegiance was led by Council Member Link.**

**3. PRESENTATIONS/ANNOUNCEMENTS:**

There were no presentations or announcements.

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

There were no public comments.

**5. CONSENT CALENDAR:**

**5.1 Minutes – May 28, 2014 Regular Meeting.**

Recommendation: Approve the minutes from the Regular Meeting held on May 28, 2014.

5.2 **Minutes – June 11, 2014 Regular Meeting.**

Recommendation: Approve the minutes from the Regular Meeting held on June 11, 2014.

5.3 **Warrant Register.**

Recommendation: Take the following actions:

- 1) Approve the payment of Warrants (check number 12133) in the amount of \$35.00 for Council-related items as submitted by the Finance Department.
- 2) Approve the payment of Warrants (check numbers 12074 through 12132, wire numbers W00269 to W00283), for a total amount of \$166,744.53, and payroll in the amount of \$42,298.45 (paid on 5/23/14).

5.4 **Statement of Revenue & Expense (Unaudited) – April 2014 and May 2014.**

Recommendation: Receive and file.

**Motion: Moved by Welch, seconded by Bootsma 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 **Public Hearing For Delinquent Residential Solid Waste Accounts And Placement Of Such Accounts On Property Tax Rolls For Collection.**

Recommendation: Take the following actions:

- 1) Conduct a Public Hearing for delinquent residential solid waste accounts.
- 2) Adopt Resolution No. 14-38, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AFFIRMING SPECIAL ASSESMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES TO BE PLACED ON THE PROPERTY TAX ROLLS.

Deputy Finance Director Gitmed provided the Staff report for the item.

Council Member Link inquired if the delinquencies belonged to owners or renters. Angela Dance, from Waste Management, noted that they were a combination of both owners and renters. It was suggested that Waste Management take advantage of the City's Rental Registration Program to notify owners when renters are delinquent. Council Member DeGrandpre noted concern that the City would be the debt collector for Waste Management. City Attorney Cavanaugh noted that up until October 2013 the remedy for collections was to put liens on the Property Tax Roll; however, after October 2013, Waste Management would go through regular collection practices to collect.

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 adopt Resolution No. 14-38.**

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

## 6.2 **Adoption Of The Eastvale Design Standards and Guidelines.**

Recommendation: The Planning Commission recommends that the City Council adopt the Eastvale Design Standards and Guidelines.

Planning Director Norris provided the Staff report on this item via PowerPoint presentation.

There was discussion about removal of RDS-12 (page 18) and the procedure if an applicant wishes to deviate from Standards and Guidelines.

There was discussion about the use of artificial turf instead of sod and eventual deterioration of turf. It was noted that if the artificial turf deteriorates, it would be a violation of the Neighborhood Preservation Ordinance and Code Enforcement would address the issue.

Public Hearing was opened at 6:51 p.m.

There being no comment, Public Hearing was closed at 6:51 p.m.

**Motion: Moved by Rush, seconded by Link to adopt the Eastvale Design Standards and Guidelines, removing RDS-12.**

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

7. **OLD BUSINESS:**

There were no Old Business Items.

8. **NEW BUSINESS ITEMS:**

8.1 **Contract Award For Archibald Avenue And Residential Street Slurry Seal, Project Numbers: 94001 and 94003.**

Recommendation: Take the following actions:

- 1) Approve a contract with All American Asphalt, the lowest responsive bidder, in accordance with unit bid prices in the amount of \$557,241.76 for the Archibald Avenue and residential street slurry project.
- 2) Approve purchase order with Interwest Consulting in the amount of \$45,000 for contract administration and inspection.
- 3) Approve contingency amount of \$40,000.

Public Works Director Alvarez provided the Staff report on this item.

There was discussion about the time and work schedules for the project, phase of work progress, qualifications of Area H for the project, and budget allocation in CIP program for the amounts requested.

**Motion: Moved by Rush, seconded by Link to approve the contract with All American Asphalt, approve the purchase order with Interwest Consulting and approve the contingency amount of \$40,000.**

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

8.2 **Landscaping and Lighting Maintenance District No. 2014-1.**

Recommendation: Take the following actions:

- 1) Approval of Professional Services Agreement with NBS for formation of Lighting and Landscaping District 2014-1 in the amount of \$35,000.
- 2) Adopt Resolution No. 14-40, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, INITIATING PROCEEDINGS FOR PROPOSED CITY OF EASTVALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

NO. 2014-1 (TRACT 36382) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

Deputy Finance Director Gitmed provided the Staff report for this item. Adina McCargo, from NBS, was present to answer questions. There was discussion about the number of property owners necessary for a majority vote.

**Motion: Moved by Welch, seconded by Rush to approve Professional Services Agreement with NBS and Adopt Resolution No. 14-40.**

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

8.3 **Architectural Features For Limonite Avenue Interchange At Interstate 15.**

Recommendation: Direct the City Manager to provide a letter of commitment to Riverside County for the desired level of architectural features.

Public Works Director Alvarez provided the Staff report on this item.

It was noted that the architectural features decided upon would be on the new bridge construction.

Council Member DeGrandpre inquired about the possibility of Jurupa Valley not participating in the project. It was noted that Cal Trans prefers equal treatment on both sides of the bridge; therefore, they would likely require minimal architectural features and landscaping if Jurupa Valley does not participate.

Mayor Pro Tem Rush noted the possibility of Jurupa Valley disincorporation and Riverside County taking over the costs and decision making on the project. It was noted that the likely preference of Riverside County would be minimal architectural features and landscaping.

It was noted that any decision for architectural features and landscaping above the minimum would be contingent on funding from Jurupa Valley, Riverside County or another entity for the other half of the bridge.

**Motion: Moved by Bootsma, seconded by Link to recommend the moderate level of architectural features for Limonite Avenue Interchange At Interstate 15.**

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

**Motion: Moved by Welch, seconded by Bootsma to recommend the full level of architectural features for Limonite Avenue Interchange At Interstate 15.**

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

**8.4 Establishment Of An Eastvale Parks Commission.**

Recommendation: Approve bylaws for the Eastvale Parks Commission.

As an employee of JCSD, Council Member Welch recused himself from the discussion.

Council Member Welch stepped away from dais at 7:11 p.m.

Management Analyst Rowe provided the Staff report on this item.

Chad Blais, Director from JCSD Board of Directors, was present and spoke in support of establishment of an Eastvale Parks Commission.

There was discussion about the future role of the Parks Committee and the Citizens Advisory Board upon the establishment of an Eastvale Parks Commission.

Mayor Pro Tem Rush noted the importance of open communication between the different entities to eliminate confusion about responsibilities of the committees.

Council Member DeGrandpre initiated discussion about the role of the Parks Commission. It was noted that the Parks Commission would have authority to make recommendations related to park functions or activities to the JCSD Board. Other roles for oversight of parks could be established over time.

**Motion: Moved by Link, seconded by Bootsma to approve the bylaws for the Eastvale Parks Commission.**

**Motion carried 3-1-1 with Link, Rush, and Bootsma voting aye, DeGrandpre voting no, and Welch not participating.**

It was decided that Mayor Bootsma and Council Member Link would be the members representing the City on the Eastvale Parks Commission.

There was discussion about the Liaison Committee possibly ending.

Council Member Welch returned to dais at 7:25 p.m.

**8.5 Cooperation Agreement With The County Of Riverside Economic Development Agency For Urban County Qualifications 2015-2017.**

Recommendation: Take the following actions:

- 1) Approve Cooperation Agreement with the County of Riverside Economic Development Agency for the Urban County Qualification 2015-2017.
- 2) Adopt Resolution No. 14-41, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AUTHORIZING PARTICIPATION IN THE COUNTY OF RIVERSIDE'S URBAN COUNTY PROGRAM FOR FISCAL YEAR 2015-2016, 2016-2017, 2017-2018.

Management Analyst Rowe provided the Staff report for this item.

**Motion: Moved by Link, seconded by Rush to Approve Cooperation Agreement with the County of Riverside Economic Development Agency for the Urban County Qualification 2015-2017 and Adopt Resolution No. 14-41.**

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

- 8.6 **Request for Reconsideration Of Project No. 11-0271 – 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: Determine whether or not to grant request for reconsideration.

City Attorney Cavanaugh provided the Staff report for this item.

Mayor Pro Tem Rush inquired on the current status of the project, considering that the EIR was approved. City Attorney Cavanaugh noted that the project was dead and the EIR was currently in limbo. He noted that if no action were taken at this meeting, the approved EIR could be attached to a new submitted application.

**Motion: Moved by Bootsma, seconded by Rush to reconsider action taken at June 11, 2014 meeting regarding entitlement numbers 2-5 for Project No. 11-0271.**

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

Brandon Birtcher, CEO of Goodman Birtcher, was present and thanked the Council for reconsidering the Project and allowing Goodman Birtcher the opportunity to work with Staff to come up with a better plan. He stated his desire to clarify any confusion in the community regarding the possible impact of the Goodman Birtcher plan on any retail activities yet to develop in Eastvale and surrounding communities by the Lewis Companies.

Randall Lewis, Executive Vice President of Lewis Operating Corporation, was present at Mr. Birtcher's request and addressed the Council. He stated that Lewis did nothing to influence the amount or type of retail planned for the Goodman Commerce Center.

Council Member Link noted that he is opposed to distribution centers and would like them gone completely as they are not right for Eastvale.

Mayor Pro Tem Rush noted that while many residents would like to see restaurants, Trader Joe's, and Costco in Eastvale, they are market-driven and that had to be considered when balancing the best planning for the City. He stated that he believes that this is the best land use project for the property, given the location and the impact versus the benefit to the community. He also noted that any development on the property, whether it be a park, sports complex, or retail, would have an impact on traffic, noise, and air quality.

Council Member Welch noted that he would rather not have the warehouses, and agrees that any development on the property would have an impact. He would like to see more separation between the residents on Bellegrave and any proposed warehouses. He would like an expansion of the Business Park and/or commercial, and better assurance that the other components of the project will take place in a timely manner. He requested a reduction of the intersections to avoid impeding traffic any further. He noted that the truck traffic from the warehouses onto Cantu Galleano may negatively affect the ability to get commercial on the property and requested consideration be given to that issue. He requested consideration be given to the aesthetics, specifically, that visibility of the warehouses from Hamner be eliminated and drastically reduced from the 15 Freeway as that is the first impression many people would have of Eastvale.

Council Member DeGrandpre noted the importance of striking a balance and that denial of the warehouses at the last meeting was also a denial of the Business Park and the possibility of a hotel, hospital, and retail. He noted that while traffic is a concern, the alternative to this project is building 1,750 homes, losing the opportunity for diversity and balance within the community. He requested the developer look at traffic on Cantu Galleano.

Mayor Bootsma noted that he would like the warehouse on Hamner be done away with. He noted that a furniture manufacturer with a furniture retail store next to it would be a good fit for Eastvale and bring point-of-sale tax dollars to the City.



He noted that e-commerce warehouses produce less truck traffic than traditional warehouses and would also bring sales tax revenue to the City.

Mayor Pro Tem Rush noted that with regards to the residential, the Resort Specific Plan was already approved for the property. He recommended that the revised Goodman Birtcher project go back to the Planning Commission and, if time permits, to the Economic Development Committee as well.

**Motion: Moved by Bootsma, seconded by Link to rescind the Council's action to deny and to take off calendar a resolution approving a General Plan Amendment from High Density Residential to Light Industrial, Commercial Retail, and Business Park.**

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

**Motion: Moved by Bootsma, seconded by Link to rescind the Council's action to deny and to take off calendar 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 and to direct staff to meet with the applicant to present a project pursuant to a notice of public hearing, which may be more acceptable to the City Council, based upon Council comments, within the next 180 days, with an administrative extension of an additional 180 days if needed.**

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

**Motion: Moved by Bootsma, seconded by Link to rescind the Council's action to deny and to take off calendar 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) and to direct staff to meet with the applicant to present a project pursuant to a notice of public hearing, which may be more acceptable to the City Council, based upon Council comments, within the next 180 days, with an administrative extension of an additional 180 days if needed.**

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

**Motion: Moved by Bootsma, seconded by Link to rescind the Council's action to deny and to take off calendar 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 and to direct staff to meet with the applicant to present a project pursuant to a notice of public hearing, which may be more acceptable to the City Council, based upon Council comments, within the next 180 days, with an administrative extension of an additional 180 days if needed.**

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

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

There was no City Manager report.

**10. STUDENT LIAISON UPDATE:**

There was no Student Liaison Update.

**11. COUNCIL COMMUNICATIONS:**

Council Member DeGrandpre gave a statement regarding his concerns about internal conflict in the City Council, politics taking priority over the best interests of the City, declining state of morale at City Hall, and possible misconduct by Council Members. He resigned from the City Council effective July 1, 2014. He thanked the people of Eastvale and wished the City the best of luck in the future.

Council Member Welch assured Eastvale residents that the City Council is still looking out for their best interests. He noted that Goodman Birtcher has made many efforts to come up with a project that will work for the City and the actions taken at this meeting will allow them to continue that process. He invited everyone to Picnic In the Park and noted that a shuttle would be provided from ERHS to the Eastvale Community Park and encouraged walking or biking to the event to reduce traffic challenges.

Mayor Pro Tem Adam Rush noted that there would be street closures and a new location for the Picnic In The Park.

Mayor Bootsma noted that he hopes Goodman Birtcher and the City can work together to get a project that will fit in that area. He invited everyone to Picnic In The Park.

**12. CLOSED SESSION:**

There were no Closed Session Items.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:08 p.m.

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