



# **AGENDA PLANNING COMMISSION CITY OF EASTVALE**

**Regular Meeting  
Wednesday, January 20, 2016  
6:00 p.m.**

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

**1. CALL TO ORDER**

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

Commissioners: Daryl Charlson, Bill Van Leeuwen, Karen Patel  
Vice-Chair: Howard Feng  
Chair: Larry Oblea

**3. PUBLIC COMMENT**

This is the time when any member of the public may bring a matter to the attention of the Planning Commission that is within the jurisdiction of the Commission. The Ralph M. Brown act limits the Commission'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 Commission 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 Recording Secretary prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

**4. PRESENTATIONS**

None

**5. ADDITIONS/DELETIONS TO THE AGENDA**

**6. CONSENT CALENDAR**

**6.1 Planning Commission Minutes**

RECOMMENDATION: Approve the minutes from the December 16, 2015, regular meeting.

## 7. PUBLIC HEARINGS

### 7.1 **Medical Marijuana Ordinance:** Amendment to the City Medical Marijuana Ordinance to prohibit cultivation and dispensaries.

RECOMMENDATION: Adopt a resolution recommending to the City Council approval of an ordinance amending the Eastvale municipal code prohibiting medical marijuana cultivation and dispensaries within the City of Eastvale.

## 8. BUSINESS ITEMS

### 8.1 **Bellegrave Avenue Street Frontage:** Landscape Revitalization/Replacement by Jurupa Community Services District

RECOMMENDATION: Staff recommends that the Planning Commission recommend to the City Council:

1. The use of a Drought Tolerant landscape concept for the portion of the Bellegrave Avenue frontage between Hamner Avenue and Jamestown Avenue; and
2. Direct JCSD to submit landscape plans to City staff to verify compliance with the City's Water Efficient Landscape Regulations (approved by the City Council on December 9); and
3. Direct JCSD to post signage in parkways and medians for future landscape improvements and post information for the improvements on the JCSD website; and
4. Transmit to JCSD the City's specific understanding that the improvements will be paid for by JCSD from that agency's funds.

## 9. CITY STAFF REPORT

### 9.1 **Planning Department Updates**

## 10. COMMISSION COMMUNICATIONS

## 11. ADJOURNMENT

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The next regular meeting of the Eastvale Planning Commission will be held on **February 17, 2016**, at 6:00 p.m. at Rosa Parks Elementary School.



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.

I, Marc Donohue, City Clerk, or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code Section 54954.2, 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 on the City's website ([www.eastvaleca.gov](http://www.eastvaleca.gov)).

**MINUTES**  
**MEETING OF THE PLANNING COMMISSION**  
**OF THE CITY OF EASTVALE**  
**Wednesday, December 16, 2015**  
**6:00 P.M.**

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

**1. CALL TO ORDER:** 6:04 p.m.

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

Commissioners Present – Commissioners Van Leeuwen, Patel, Feng, and Vice-Chair Oblea

Commissioners Absent – Chair Charlson

Staff Members Present – City Attorney Cavanaugh, Planning Director Norris, Administrative Analyst Wuence, Assistant Engineer Castaneda, Senior Planner Kith, Assistant Planner Noir, and Recording Secretary Urtado.

The pledge of allegiance was presented by Vice-Chair Oblea.

**3. REORGANIZATION OF THE PLANNING COMMISSION/SELECTION OF NEW CHAIR AND VICE CHAIR FOR 2016:**

Per Section 2.2 of the Planning Commission Bylaws, the Commission will select a Chair and Vice Chair to preside over the Planning Commission meetings in 2016.

Motion: Moved by Feng, seconded by Van Leeuwen, to appoint Larry Oblea as Chair for 2016.

Motion carried 4-0 with Feng, Van Leeuwen, Patel, and Vice-Chair Oblea voting aye.

Motion: Moved by Patel, seconded by Van Leeuwen, to appoint Howard Feng as Vice-Chair for 2016.

Motion carried 4-0 with Feng, Van Leeuwen, Patel, and Chair Oblea voting aye.

**4. PUBLIC COMMENT:**

There was no Public Comment.

**5. PRESENTATIONS:**

There were no Presentations.

**6. ADDITIONS/DELETIONS TO THE AGENDA:**

There were no additions/deletions to the agenda.

**7. CONSENT CALENDAR:**

7.1 **Planning Commission Minutes –**

RECOMMENDATION: Approve the minutes from the November 18, 2015, regular meeting.

Motion: Moved by Van Leeuwen, seconded by Vice-Chair Feng, to approve the minutes from the November 18, 2015, regular meeting.

Motion carried 4-0 with Van Leeuwen, Patel, Vice-Chair Feng, and Chair Oblea voting aye.

**8. PUBLIC HEARING:**

- 8.1 **PROJECT NO. 15-06013** – Conditional Use Permit for the on-site sale of alcohol (beer and wine) in a new restaurant, Pacific Fish Grill, in Eastvale Gateway North retail center. The project qualifies for a categorical exemption for environmental review pursuant to the California Environmental Quality Act.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 15-\_\_\_\_\_:

1. Approving an exemption pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 15-06013; and
2. Approving Conditional Use Permit No. 15-06013 for the sale of beer and wine at the Pacific Fish Grill restaurant, subject to conditions of approval.

Assistant Planner Noir provided a PowerPoint presentation for the item.

Commissioner Patel requested clarification as to whether the application type is a type 41 or type 47. Assistant Planner Noir clarified that the application is type 41.

Commissioner Van Leeuwen inquired on if there was any consideration to the proximity of the movie theater. Planning Director Norris clarified that the information was routed to the Police Department, making them fully aware and did not receive any special comments or conditions from them based on the fact that it is nearby the movie theater.

The Public Hearing was opened at 6:14 p.m.

The Public Hearing was closed at 6:14 p.m.

Commissioner Patel asked the applicant about the outdoor patio, in regards to the traffic nearby, and how the applicant plans to design the patio in a way that patrons may enjoy eating outside. The applicant, Gus, noted that the patio will be enclosed by a rod iron fence, will be covered by umbrellas, and will have outdoor heaters. He also noted, that in the future if necessary, he would be willing to cover the patio completely.

Commissioner Van Leeuwen inquired if the applicant is comfortable with the hour restrictions on selling alcohol that prohibits the sale of alcohol within the last hour of closing. The applicant noted that it is no problem.

Motion: Moved by Van Leeuwen, seconded by Patel, to adopt the Resolution No. 15-06013.

Motion carried 4-0 with Van Leeuwen, Patel, Vice-Chair Feng, and Chair Oblea voting aye.

## **9. BUSINESS ITEMS:**

There were no business items.

## **10. CITY STAFF REPORT:**

### **10.1 Planning Department Updates –**

Planning Director Norris confirmed that each Commissioner received the Department Updates. He also thanked the commissioners for their service and wished them Happy Holidays.

Commissioner Patel inquired about an update for one of the Goodman Commerce Center buildings in construction. Planning Director Norris noted that the applicant stated that there is in fact a tenant, but that information remains confidential.

Commissioner Patel inquired about the Notice of Determination for Eastvale Marketplace being filed and recorded. Planning Director Norris clarified the NOD and suggested the notion that the commissioners not approve the project.

Commissioner Patel also inquired about an update on the JCSD Community Park Phase 2. Planning Director Norris noted that they are just detailed construction drawings at this point, with a focus on baseball and softball fields.

## **11. COMMISSION COMMUNICATIONS:**

Vice-Chair Feng thanked staff for their hard work that they do for the city and wished everyone a Happy Holidays.

Commissioner Van Leeuwen expressed his concern with Wal-Mart's decision to mail out a post card to city residents. He also wished everyone a Merry Christmas.

Chair Oblea thanked staff for their hard work throughout the year, and wished everyone a Merry Christmas and a Happy New Year.

## **12. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:27 p.m.





**CITY OF EASTVALE**  
**PLANNING COMMISSION STAFF REPORT**

**ITEM 7.1**

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**DATE:** JANUARY 20, 2016

**TO:** HONORABLE CHAIR AND COMMISSIONERS

**FROM:** JOHN CAVANAUGH, CITY ATTORNEY

**SUBJECT:** AMENDMENT OF CITY MEDICAL MARIJUANA ORDINANCE  
TO PROHIBIT CULTIVATION AND DISPENSARIES

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**RECOMMENDATION: ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE EASTVALE MUNICIPAL CODE PROHIBITING MEDICAL MARIJUANA CULTIVATION AND DISPENSARIES WITHIN THE CITY OF EASTVALE**

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**BACKGROUND**

In 1996, the voters of the State of California approved Proposition 215 (codified as California Health and Safety Code § 11362.5 and entitled “The Compassionate Use Act of 1996” or “CUA”).

The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to use it without fear of criminal prosecution under limited, specified circumstances. The proposition further provides that “nothing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or to condone the diversion of marijuana for non-medical purposes.” The ballot arguments supporting Proposition 215 expressly acknowledged “Proposition 215 does not allow unlimited quantities of marijuana to be grown anywhere.”

In 2004, the Legislature enacted Senate Bill 420 (codified as California Health & Safety Code § 11362.7 et seq. and referred to as the “Medical Marijuana Program” or “MMP”) to clarify the scope of Proposition 215 and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes. Assembly Bill 2650 (2010) and Assembly Bill 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of counties and cities to “[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective” and to civilly and criminally enforce such ordinances.

In addition, the Compassionate Care Act and the MMP lead to a large amount of litigation regarding local agencies’ ability to prohibit or regulate dispensaries, cultivation and related uses. Canyon Lake initially banned the dispensing of marijuana within the

City in by moratorium. That moratorium was updated as the case law progressed. In City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. (2013) 56 Cal.4<sup>th</sup> 729, the California Supreme Court held that “[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land. . . .” Additionally, in Maral v. City of Live Oak (2013) 221 Cal.App.4<sup>th</sup> 975, the Court of Appeal held that “there is no right – and certainly no constitutional right – to cultivate medical marijuana. . . .” The Court in Maral affirmed the ability of a local governmental entity to prohibit the cultivation of marijuana under its land use authority.

The current ordinance was adopted in April, 2013 and does not explicitly ban the cultivation of marijuana, although it does so by implication.

On October 9, 2015 Governor Brown signed 3 bills into law (AB 266, AB 243, and SB 643) that collectively are known as the Medical Marijuana Regulation and Safety Act (hereafter “MMRSA”). The bills become effective January 1, 2016. The MMRSA set up a State-licensing scheme for commercial medical marijuana uses while protecting local control by requiring that all such businesses must have a local license or permit to operate in addition to a State license. The MMRSA allows the City to completely prohibit commercial medical marijuana activities, including dispensaries, mobile dispensaries and cultivation. Alternatively, a City may choose to regulate medical marijuana uses along with the State (although the City ordinances must be as strict) or to leave regulation to the State. A medical marijuana use must have a local permit before applying for a state permit so a local ban effectively means no state permit may be obtained.

## **DISCUSSION**

The new legislation takes a different approach than the City’s current ordinance, which was based on case law that had developed, and specifically the Inland Empire Patients’ case. The legislation provides definitions and sets out an overall system covering “commercial cannabis activity” with a broad definition of medical analysis. “Commercial cannabis activity” includes medical marijuana cultivation and sale from a mobile dispensary.

Second, under AB 243, a cultivation ban may be total or may exclude medical marijuana grown by a patient or caregiver for the patient’s use. If such a ban on cultivation is adopted, it must be done as a land use ban either directly or impliedly (i.e. because it’s not set out as an allowed use, it’s banned). This is an explicit ban on cultivation not contained in the current ordinance.

The adoption of the ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15305, minor alterations in land use limitations in areas with an average slope of less than 20%

that do not result in any changes in land use or density and section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**FISCAL IMPACT** - None

**STRATEGIC PLAN IMPACT** - None

**ATTACHMENT**

1. Resolution No. 16-XX
2. Ordinance to the City Council

Prepared by: John Cavanaugh, City Attorney

## RESOLUTION NO. 16-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING IN FULL CHAPTER 6.36 OF THE EASTVALE MUNICIPAL CODE PROHIBITING ALL COMMERCIAL MEDICAL MARIJUANA USES IN THE CITY, INCLUDING MOBILE DISPENSARIES, AND PROHIBITING CULTIVATION FOR MEDICAL USE BY A QUALIFIED PATIENT OR PRIMARY CAREGIVER AND AMENDING SECTION 120.03.010 RELATING TO UNLAWFUL USES

**WHEREAS**, In 1996, the voters of the State of California approved Proposition 215 (codified as California Health and Safety Code § 11362.5 and entitled “The Compassionate Use Act of 1996” or “CUA”).

**WHEREAS**, The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to use it without fear of criminal prosecution under limited, specified circumstances. The proposition further provides that “nothing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or to condone the diversion of marijuana for non-medical purposes.” The ballot arguments supporting Proposition 215 expressly acknowledged “Proposition 215 does not allow unlimited quantities of marijuana to be grown anywhere.”

**WHEREAS**, In 2004, the Legislature enacted Senate Bill 420 (codified as California Health & Safety Code § 11362.7 et seq. and referred to as the “Medical Marijuana Program” or “MMP”) to clarify the scope of Proposition 215 and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes. Assembly Bill 2650 (2010) and Assembly Bill 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of counties and cities to “[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective” and to civilly and criminally enforce such ordinances.

**WHEREAS**, In addition, the Compassionate Care Act and the MMP lead to a large amount of litigation regarding local agencies’ ability to prohibit or regulate dispensaries, cultivation and related uses. Eastvale initially banned the dispensing of marijuana within the City under Ordinance No. 2011-07. In City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. (2013) 56 Cal.4<sup>th</sup> 729, the California Supreme Court held that “[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land. . . .” Additionally, in Maral v. City of Live Oak (2013) 221 Cal.App.4<sup>th</sup> 975, the Court of Appeal held that “there is no right – and certainly no constitutional right – to cultivate medical marijuana. . . .” The Court in Maral affirmed the ability of a local governmental entity to prohibit the cultivation of marijuana under its land use authority.

**WHEREAS**, The current ordinance, Ordinance No. 2011-07 and does not explicitly ban the cultivation of marijuana, although it does so by implication.

**WHEREAS**, On October 9, 2015 Governor Brown signed 3 bills into law (AB 266, AB 243, and SB 643) that collectively are known as the Medical Marijuana Regulation and Safety Act (hereafter “MMRSA”). The bills become effective January 1, 2016. The MMRSA set up a State-licensing scheme for commercial medical marijuana uses while protecting local control by requiring that all such businesses must have a local license or permit to operate in addition to a State license. The MMRSA allows the City to completely prohibit commercial medical marijuana activities, including dispensaries, mobile dispensaries and cultivation. Alternatively, a City may choose to regulate medical marijuana uses along with the State (although the City ordinances must be as strict) or to leave regulation to the State. A medical marijuana use must have a local permit before applying for a state permit so a local ban effectively means no state permit may be obtained.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:**

**SECTION 1.** That the City Council of the City of Eastvale approve An Ordinance Amending In Full Chapter 6.36 Of The Eastvale Municipal Code Prohibiting All Commercial Medical Marijuana Uses In The City, Including Mobile Dispensaries, And Prohibiting Cultivation For Medical Use By A Qualified Patient Or Primary Caregiver And Amending Section 120.03.010 Relating To Unlawful Uses.

PASSED, APPROVED AND ADOPTED this 20<sup>th</sup> day of January, 2016.

\_\_\_\_\_  
Larry Oblea, Chair

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
John E. Cavanaugh, City Attorney

\_\_\_\_\_  
Marc Donohue, Secretary

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

I, Marc Donohue, Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution, No. 16-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 20<sup>th</sup> day of January, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marc Donohue, Secretary

**ORDINANCE NO. 16-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA AMENDING IN FULL CHAPTER 6.36 OF THE EASTVALE MUNICIPAL CODE PROHIBITING ALL COMMERCIAL MEDICAL MARIJUANA USES IN THE CITY, INCLUDING MOBILE DISPENSARIES, AND PROHIBITING CULTIVATION FOR MEDICAL USE BY A QUALIFIED PATIENT OR PRIMARY CAREGIVER AND AMENDING SECTION 120.03.010 RELATING TO UNLAWFUL USES

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

**SECTION 1.** Findings and Purpose. The City Council finds and declares as follows:

A. In 1996, the voters of the State of California approved Proposition 215 (codified as California Health and Safety Code § 11362.5 and entitled “The Compassionate Use Act of 1996” or “CUA”).

B. The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to use it without fear of criminal prosecution under limited, specified circumstances. The proposition further provides that “nothing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or to condone the diversion of marijuana for non-medical purposes.” The ballot arguments supporting Proposition 215 expressly acknowledged that “Proposition 215 does not allow unlimited quantities of marijuana to be grown anywhere.”

C. In 2004, the Legislature enacted Senate Bill 420 (codified as California Health & Safety Code § 11362.7 et seq. and referred to as the “Medical Marijuana Program” or “MMP”) to clarify the scope of Proposition 215 and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes. Assembly Bill 2650 (2010) and Assembly Bill 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of counties and cities to “[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective” and to civilly and criminally enforce such ordinances.

D. In City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. (2013) 56 Cal.4<sup>th</sup> 729, the California Supreme Court held that “[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land. . . .” Additionally, in Maral v. City of Live Oak (2013) 221 Cal.App.4<sup>th</sup> 975, the Court of Appeal held that “there is no right – and certainly no constitutional right – to cultivate medical marijuana. . . .” The Court in Maral affirmed the ability of a local governmental entity to prohibit the cultivation of marijuana under its land use authority.

E. The Federal Controlled Substances Act, 21 U.S.C. § 801 et seq., classifies marijuana as a Schedule 1 Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United State, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful under federal law for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense, marijuana. The Federal Controlled Substances Act contains no exemption for medical purposes, although there is recent case law that raises a question as to whether the Federal Government may enforce the Act where medical marijuana is allowed.

F. Successful enforcement actions involving storefront dispensaries have coincided with an increase in mobile marijuana dispensaries. In parts of the state, shuttered marijuana dispensaries have converted their operations to mobile delivery services. An attorney in the region is also advising his marijuana dispensary clients to change their business model to distribution from a mobile source to avoid bans on storefront enterprises.

G. Mobile medical marijuana dispensaries have been associated with criminal activity. Delivery drivers, for example, have been targets of armed robbers who seek cash and drugs. As a result, many of the drivers for medical marijuana dispensaries reportedly carry weapons or have armed guards as protection. Examples of such criminal activity reported in the media include the following, each of which the City Council finds contain persuasive, documented evidence that mobile medical marijuana dispensaries and deliveries pose a threat to public health, safety and welfare.

1. A West Covina deliveryman was reportedly robbed after making a delivery. The deliveryman told police that he was approached by two subjects in ninja costumes who chased him with batons and took the marijuana and money he was carrying.
2. A Temecula deliveryman was reportedly robbed of cash outside of a restaurant, which led to a vehicular chase that continued until the robbers' vehicle eventually crashed on a freeway on-ramp.
3. Marijuana deliverymen in Imperial Beach were reportedly robbed after being stopped by assailants (one with a semiautomatic handgun) after making a stop.
4. A deliveryman was reportedly robbed of three ounces of marijuana while making a delivery outside a restaurant in Riverside, and he told police that the suspect may have had a gun.
5. A deliverywoman in La Mesa was reportedly shot in the face with a pellet gun by assailants who subsequently carjacked her vehicle.
6. A marijuana delivery from a Los Angeles mobile marijuana dispensary turned deadly in Orange County when four individuals reportedly ambushed the dispensary driver and his armed security guard and tried to rob them. One of the suspects approached the delivery vehicle and confronted the driver and a struggle ensued. A second suspect armed with a handgun, approached the security guard, who fired as the suspect hitting him multiple times.

7. A deliveryman was reportedly robbed of \$20,000 worth of marijuana (approximately 9 pounds) and a cellular phone in Fullerton, and suffered a head injury during the crime.

H. On October 9, 2015 Governor Brown signed 3 bills into law (AB 266, AB 243, and SB 643) which collectively are known as the Medical Marijuana Regulation and Safety Act (hereafter “MMRSA”). The MMRSA set up a State licensing scheme for commercial medical marijuana uses while protecting local control by requiring that all such businesses must have a local license or permit to operate in addition to a State license. The MMRSA allows the City to completely prohibit commercial medical marijuana activities.

I. The City Council finds that commercial medical marijuana activities, as well as cultivation for personal medical use as allowed by the CUA and MMP can adversely affect the health, safety, and well-being of City residents. Citywide prohibition is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, malodorous smells and indoor electrical fire hazards that may result from such activities. Further, as recognized by the Attorney General’s August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, marijuana cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime.

J. The limited immunity from specified state marijuana laws provided by the Compassionate Use Act and Medical Marijuana Program does not confer a land use right or the right to create or maintain a public nuisance.

K. The MMRSA contains language that requires the city to prohibit cultivation uses by March 1, 2016 either expressly or otherwise under the principles of permissive zoning, or the State will become the sole licensing authority. The MMRSA also contains language that requires delivery services to be expressly prohibited by local ordinance, if the City wishes to do so. The MMRSA is silent as to how the City must prohibit other type of commercial medical marijuana activities.

L. While the City Council believes that cultivation and all commercial medical marijuana uses are prohibited under the City’s permissive zoning regulations, it desires to enact this ordinance to expressly make clear that all such uses are prohibited in all zones throughout the City.

M. The Planning Commission held a duly noticed public hearing on January 20, 2016 at which time it considered all evidence presented, both written and oral and at the end of the hearing voted to adopt a resolution recommending that the City Council adopt this Ordinance.

N. The City Council held a duly noticed public hearing on this Ordinance on January \_\_\_\_\_, 2016, at which time it considered all evidence presented, both written and oral.

**SECTION 2. Authority.** This ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the

California Constitution, the Compassionate Use Act, the Medical Marijuana Program, and The Medical Marijuana Regulation and Safety Act.

**SECTION 3.** Chapter 6.36 of the Eastvale Municipal Code is hereby amended in full to read as follows:

“Chapter 6.36

MEDICAL MARIJUANA AND CULTIVATION

6.36.010. Definitions

“Cannabis” shall have the same meaning as set forth in Business & Professions Code § 19300.5(f) as the same may be amended from time to time.

“Caregiver” or “primary caregiver” shall have the same meaning as set forth in Health & Safety Code § 11362.7 as the same may be amended from time to time.

“Commercial cannabis activity” shall have the same meaning as that set forth in Business & Professions Code § 19300.5(k) as the same may be amended from time to time.

“Cooperative” shall mean two or more persons collectively or cooperatively cultivating, using, transporting, possessing, administering, delivering or making available medical marijuana, with or without compensation.

“Cultivation” shall have the same meaning as set forth in Business & Professions Code § 19300.5(l) as the same may be amended from time to time.

“Cultivation site” shall have the same meaning as set forth in Business & Professions Code § 19300.5 (x) as the same may be amended from time to time.

“Delivery” shall have the same meaning as set forth in Business & Professions Code § 19300.5(m) as the same may be amended from time to time.

“Dispensary” shall have the same meaning as set forth in Business & Professions Code § 19300.5(n) as the same may be amended from time to time. For purposes of this Chapter, “Dispensary” shall also include a cooperative. “Dispensary” shall not include the following uses: (1) a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code, (2) a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code, (3) a residential care facility for persons with chronic life-threatening illnesses licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code, (4) a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code, (5) a residential hospice or home health agency licensed pursuant to Chapter 8 of Division 2 of the California Health and Safety Code. For purposes of this definition a Dispensary is a facility or location, whether fixed or mobile.

“Dispensing” shall have the same meaning as set forth in Business & Professions Code § 19300.5(o) as the same may be amended from time to time.

“Distribution” shall have the same meaning as set forth in Business & Professions Code § 19300.5(p) as the same may be amended from time to time.

“Distributor” shall have the same meaning as set forth in Business & Professions Code § 19300.5(q) as the same may be amended from time to time.

“Manufacturer” shall have the same meaning as set forth in Business & Professions Code § 19300.5(y) as the same may be amended from time to time.

“Manufacturing site” shall have the same meaning as set forth in Business & Professions Code § 19300.5(af) as the same may be amended from time to time.

“Medical cannabis,” “medical cannabis product,” or “cannabis product” shall have the same meanings as set forth in Business & Professions Code § 19300.5(ag) as the same may be amended from time to time.

“Medical Marijuana Regulation and Safety Act” or “MMRSA” shall mean the following bills signed into law on October 9, 2015 as the same may be amended from time to time: AB 243, AB 246, and SB 643.

“Nursery” shall have the same meaning as set forth in Business & Professions Code § 19300.5(ah) as the same may be amended from time to time.

“Qualifying patient” or “Qualified patient” shall have the same meaning as set forth in Health & Safety Code § 11362.7 as the same may be amended from time to time.

“Testing laboratory” shall have the same meaning as set forth in Business & Professions Code § 19300.5(z) as the same may be amended from time to time.

“Transport” shall have the same meaning as set forth in Business & Professions Code § 19300.5(am) as the same may be amended from time to time.

“Transporter” shall have the same meaning as set forth in Business & Professions Code § 19300.5(aa) as the same may be amended from time to time.

6.36.020. Prohibition.

- A. Commercial cannabis activities of all types are expressly prohibited in all zones and all specific plan areas in the City of Eastvale. No person shall establish, operate, conduct or allow a commercial cannabis activity anywhere within the City. It is the intent of this prohibition to include the delivery of cannabis within the City from a fixed location, from a Mobile Dispensary, the prohibition on

cultivation, and any effort to locate, operate, own, lease, supply, allow to be operated, or aid, abet, or assist in the operation of a commercial cannabis activity.

- B. To the extent not already covered by subsection A above, all deliveries of medical cannabis are expressly prohibited within the City of Eastvale. No person shall conduct any deliveries that either originate or terminate within the City.
- C. This section is meant to prohibit all activities for which a State license is required. Accordingly, the City shall not issue any permit, license or other entitlement for any activity for which a State license is required under the MMRSA.
- D. Cultivation of cannabis for non-commercial purposes, including cultivation by a qualified patient or a primary caregiver, is expressly prohibited in all zones and all specific plan areas in the City of Eastvale. No person, including a qualified patient or primary caregiver, shall cultivate any amount of cannabis in the City, even for medical purposes.

6.36.030. Public Nuisance.

Any use or condition caused, or permitted to exist, in violation of any provision of this Chapter 6.36 shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the City pursuant to Code of Civil Procedure Section 731 or any other remedy available to the City, whether in law or in equity, including but not limited to administrative citations.

6.36.040. Civil Penalties.

In addition to any other enforcement permitted by this Chapter 6.36, the City Attorney may bring a civil action for injunctive relief and civil penalties pursuant to Chapter 1.01 of this code against any person or entity that violates this Chapter. In any civil action brought pursuant to this Chapter, a court of competent jurisdiction may award reasonable attorney's fees and costs to the prevailing party.

**SECTION 4.** Section 120.03.010 of Chapter 120.03 of the Eastvale Municipal Code is hereby amended to read as follows:

(d) *Unlawful Uses.* Uses that are unlawful under federal or state law, or under the Eastvale Municipal Code shall not be treated as permitted uses, and shall not be determined to be similar uses pursuant to this Section.

**SECTION 5.** Nothing in this Ordinance shall be interpreted to mean that the City's permissive zoning scheme allows any other use not specifically listed therein.

**SECTION 6. CEQA.** This ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and section 15061(b)(3)

which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The City's permissive zoning provisions already prohibits all uses that are being expressly prohibited by this ordinance. Therefore, this ordinance has no impact on the physical environment as it will not result in any changes.

**SECTION 7.** 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 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 8.** To the extent the provisions of the Eastvale Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

**SECTION 9.** 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 10<sup>th</sup> day of February, 2016.

\_\_\_\_\_  
Ike Bootsma, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
John E. Cavanaugh, City Attorney

\_\_\_\_\_  
Marc Donohue, City Clerk

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

I, Marc Donohue, City Clerk of the City Council of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 16-XX, was introduced at a regular meeting of the City Council of the City of Eastvale held on the 27<sup>th</sup> day of January, 2016 and was passed by the City Council of the City of Eastvale at a regular meeting held the 10<sup>th</sup> day of February, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marc Donohue, City Clerk



# PLANNING COMMISSION STAFF REPORT

ITEM 8.1

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**DATE:** JANUARY 20, 2016

**TO:** HONORABLE CHAIR AND COMMISSIONERS

**FROM:** CATHY PERRING, ASSISTANT PLANNING DIRECTOR

**SUBJECT:** BELLEGRAVE AVENUE STREET FRONTAGE LANDSCAPE REVITALIZATION/REPLACEMENT BETWEEN HAMNER AND JAMESTOWN BY JURUPA COMMUNITY SERVICES DISTRICT

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## RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council:

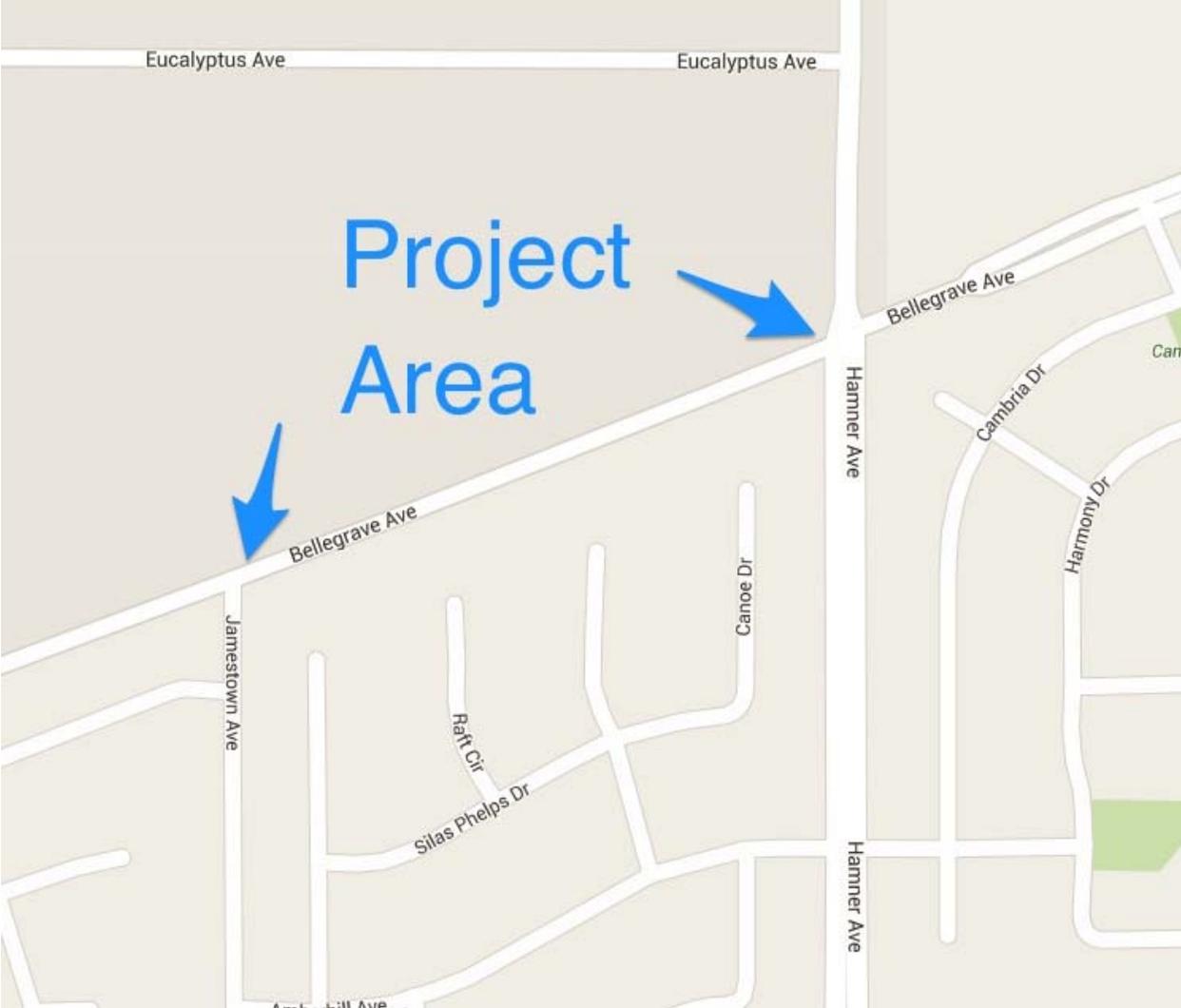
1. The use of a Drought Tolerant landscape concept for the portion of the Bellegrave Avenue frontage between Hamner Avenue and Jamestown Avenue.
2. Direct Jurupa Community Services District (JCSD) to submit landscape plans to City staff to verify compliance with the City's Water Efficient Landscape Regulations (approved by the City Council on December 9); and
3. Direct JCSD to post signage in parkways and medians for future landscape improvements and post information for the improvements on the JCSD website; and
4. Transmit to JCSD the City's specific understanding that the improvements will be paid for by JCSD from that agency's funds.

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## BACKGROUND

As the Council is aware, the landscaping on the portion of Bellegrave Avenue between Hamner Avenue and Jamestown Avenue is in poor condition. The location of this area is shown below.

FIGURE 1: PROJECT AREA



With the exception of the trees and some shrubs, most of the landscaping has died, and only dirt remains. The photos below show the current condition of the landscaping on this portion of Bellegrave Avenue between Hamner and Jamestown Avenues.

**FIGURE 2: EXISTING CONDITION OF LANDSCAPING BETWEEN HAMNER AND JAMESTOWN**



**FIGURE 3: EXISTING CONDITION OF LANDSCAPING BETWEEN HAMNER AND JAMESTOWN**



JCSD is ready to move forward to replace the frontage landscaping along this portion of Bellegrave Avenue between Hamner and Jamestown Avenues. Based on a conversation with JCSD staff, this would most likely occur in Spring of 2016.

JCSD and City staff met in July to discuss this issue. At the City Manager's direction, a community workshop was held with residents in the vicinity of the Bellegrave frontage on September 21, 2015. Residents in the area were mailed a meeting notice directly, and the workshop was advertised to the city as a whole via social media.

Three design concepts were discussed at the meeting (described and illustrated later in this report).

Three residents living in the vicinity of the Bellegrave frontage attended the meeting and expressed support for the landscaping efforts along Bellegrave Avenue between Hamner and Jamestown Avenues adjacent to their neighborhood.

- One resident raised concerns about spending money to landscape now because this Bellegrave location receives significant wind and the lack of development in Ontario creates very harsh conditions for plants.
- The second resident wanted to be sure that “nice trees” were a part of whatever design approach was taken.
- The third resident was supportive of the use of drought-resistant plantings and water-collecting/saving measures in whatever design was used.

Staff informed the residents that the public's input would be taken and considered in the design process, but that the City and JCSD would move forward even if public consensus was not reached.

**DISCUSSION**

The following three landscape concepts were discussed at the September 2015 workshop:

- Drought Tolerant
- Desert
- Succulent

Each concept would adhere to the City's new water conservation ordinance and include only low-water-use plants. All three options include a split rail fence and a decomposed granite trail in addition to the existing sidewalk. The fence and trail are being suggested by JCSD for this location. All options include color, either through blooming plants and trees or in the color of the plants themselves.

The residents who attended the September workshop did not have a preference. Staff recommends the use of the Drought Tolerant option, as described below.

**Option 1: Drought Tolerant**

The Drought Tolerant option includes holly oak as the primary street tree, with existing palms to remain at the neighborhood entrance. Shrubs will include Baja fairy duster, orchid rockrose, 'Brakelights' red yucca, and rosemary. Intact vines on the wall will remain and be enhanced. A conceptual illustration of this option is shown below.

Staff recommends that this option be used for the portion of Bellegrave Avenue to be re-landscaped at this time (between Hamner and Jamestown Avenues). The plants in this option are better suited to the harsh, windy conditions on this portion of Bellegrave than the Succulent Option. The Drought Tolerant option is also more in keeping with the landscaping that will remain west of Jamestown Avenue than the Desert Option.

**FIGURE 4: DROUGHT TOLERANT OPTION**



**Option 2: Desert**

For the Desert option, the street tree would be the desert willow. Shrubs include compact Texas ranger, desert ruellia, white salvia, and lavender cotton with trailing indigo bush as a ground cover. The existing palms and the vines on the wall will remain. A conceptual illustration of the Desert option is shown below.

**FIGURE 5: DESERT OPTION**

### Option 3: Succulent

The Succulent design concept focuses on the use of succulents and includes ‘Desert Museum’ palo verde as the street tree, with shrubs including coral aloe, blue glow agave, octopus agave, and large purple aeonium. Ground cover is echeveria. While the succulents are colorful and low water users, they are less hardy in wind and blowing sand than the other two options. A conceptual illustration of the Succulent option is shown below.

**FIGURE 6: SUCCULENT OPTION**



### ADDITIONAL ITEMS

#### Landscape Plan Review by the City

The new landscape will be installed to comply with the City’s recently adopted Water Efficient Landscape Ordinance. To ensure compliance, staff recommends that the landscape plans for the proposed improvements be reviewed by the City.

Therefore, staff recommends that the Planning Commission recommend that the City Council direct JCSD to submit landscape plans for the proposed improvements to City staff for review and approval prior to installation.

### **Information for the Community**

City staff has received several complaints from the community about unmaintained parkways and medians. The following suggestions are proactive actions that JCSD can take to keep the community informed.

1. Signage: Post signs in the parkway or median informing the community that these specific areas will be undergoing revitalization and that existing landscapes are not being maintained. The sign should also contain information about where community members can obtain more information.
2. Website: Post design options for the landscape improvements on the JCSD website for the community to review and to offer comments.

Staff recommends that the Planning Commission recommend that the City Council direct JCSD to take proactive actions as suggested above for future landscape improvements.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend to the City Council:

1. The use of a Drought Tolerant landscape concept for the portion of the Bellegrave Avenue frontage between Hamner Avenue and Jamestown Avenue.
2. Direct JCSD to submit landscape plans to City staff to verify compliance with the City's Water Efficient Landscape Regulations (approved by the City Council on December 9); and
3. Direct JCSD to post signage in parkways and medians for future landscape improvements and post information for the improvements on the JCSD website; and
4. Transmit to JCSD the City's specific understanding that the improvements will be paid for by JCSD from that agency's funds.

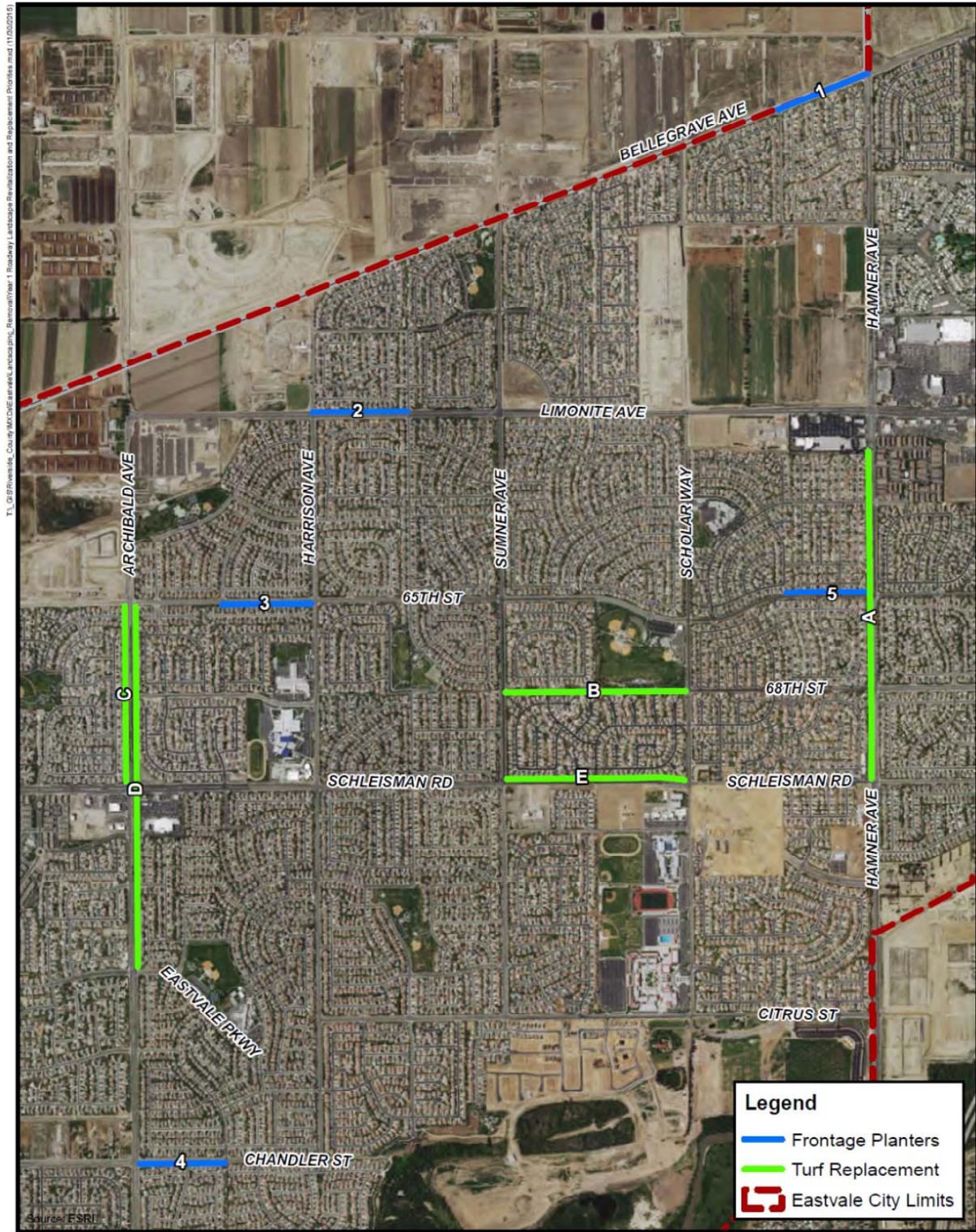
### **FISCAL IMPACT**

Funding for the improvements along Bellegrave Avenue west of Hamner Avenue will be provided by JCSD. Therefore, there will be no fiscal impact to the City.

### **FUTURE DISCUSSION ITEMS**

Since as much as 22 percent of existing parkways in Eastvale need some level of new landscaping, a number of related items need to be addressed in a comprehensive fashion. A map of these areas, prepared by JCSD, is included below.

FIGURE 7: AREAS NEEDING LANDSCAPE REPLACEMENT



JCSD has asked for the City's input on how these areas should be prioritized for re-landscaping in the future.

Staff is also reviewing how such efforts relate to the agreements the City has with JCSD for maintenance, how this relates to the newly adopted water conservation ordinance, and whether there will be one or several design options for the style of parkway and median landscaping in the future.

In addition to prioritization, staff will bring back recommendations regarding definitions and process requirements that will help clarify the contractual agreement between the City and JCSD for right-of-way maintenance.

Prepared by: Cathy Perring, Assistant Planning Director  
Reviewed by: Eric Norris, Planning Director  
Reviewed by: John Cavanaugh, City Attorney  
Reviewed by: Michele Nissen, City Manager

# Eastvale Planning: Major Projects Summary

January 12, 2016

Highlighted Text = Updated Information<sup>1</sup>

Map ID	Project	Notes	Current Activity
1.	<p><b>KB Homes – The Lodge, Residential Development</b> <b>Project No. 10-0124</b></p> <p>NWC of Limonite Avenue and Scholar Way</p> <p>205 detached single-family homes</p> <p>Planner: Kanika Kith</p>	<p>Minor Development Review for final site of development <b>Approved</b> on June 10, 2014</p> <p>Amendment to an approved development plan to add tempered glass panels to the top of a previously approved 3- to 4-foot-high block wall around the patio area to an overall height of up to 6.5 feet for the new homes along Scholar Way in “The Lodge” residential development -- <b>Approved</b> by PC March 18, 2015</p> <p>Received revisions for 4 Pack “Serene” to reduce the size of the homes on September 21, 2015.</p> <p>Also new application to development Phase II received on September 21, 2015.</p> <p>Approved TUP for the construction of a new set of Serene (4-pack) model complex on November 30, 2015.</p> <p><b>Approved revised construction plans for Serene Master Home Plan on December 1, 2015.</b></p> <p><b>Approved Phase II Master Home Plan on December 3, 2015.</b></p>	Under construction
2.	<p><b>Goodman Commerce Center (formally Lewis Eastvale Commerce Center)</b> <b>Project No. 11-0271</b> <b>**see also Project No. 15-0551 (No. 22 on this list)</b></p> <p>190 acres +/- between Bellegrave and Cantu-Galleano Road</p> <p>General Plan Amendment, Change of Zone, and</p>	<p><b>Approved</b> by City Council on November 12, 2014</p> <p>Project is in building permit process.</p> <p>Grading plans have been reviewed, and a grading permit is scheduled to be issued by the end of March, pending the receipt of information from the applicant.</p> <p><b>Groundbreaking held May 20, 2015.</b></p>	Under construction

<sup>1</sup> New projects are added at the bottom of the list as they are submitted.

Map ID	Project	Notes	Current Activity
	<p>Specific Plan to provide for a mix of warehousing, light industrial, office, and retail uses.</p> <p>CEQA: Environmental Impact Report (certified)</p> <p>Planner: Eric Norris/Cathy Perring</p>	<p>Landscape plans for Building 1 &amp; 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>	
3.	<p><b>D.R. Horton – The Trails, Planned Residential Development Residential Subdivision Project No. 11-0558</b></p> <p>Northwest corner of Archibald and 65<sup>th</sup></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: Kanika Kith</p>	<p>Approved by City Council on May 22, 2013</p>	<p>Project is under construction.</p>
4.	<p><b>Walmart – Eastvale Crossings Project No. 12-0051</b></p> <p>Southeast corner of Limonite and Archibald (APNs 144-030-028, -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>Project is scheduled to be heard by the Riverside County Airport Land Use Commission for a requested increase the allowable density in the proposed Walmart store (this is required in order to obtain ALUC approval).</p> <p>Admin Draft EIR expected next week; expected to circulate in August 2015.</p> <p>Updated sign program and landscape plan submitted on July 28, 2015.</p> <p>Admin draft EIR provided to applicant for review on August 6, 2015.</p> <p>Comments on the Admin draft EIR provided to EIR consultant on September 9, 2015.</p> <p>ALUC public hearing on October 8, 2015.</p>	<p>No tentative hearing date</p>

Map ID	Project	Notes	Current Activity
		Revised ADEIR received October 9, 2015 and distributed to team for review on October 12, 2015 for review. Anticipate releasing the Draft EIR for public and agency review in November 2015.	
5.	<p><b>Lennar – Estancia, Planned Residential Development Subdivision</b>  <b>Project No. 12-0275</b></p> <p>South of Citrus Street, West of Scholar Way  APN(s): 152-040-040,152-040-026 &amp; 152-030-006</p> <p>Tentative Tract Map, Change of Zone, and Planned Residential Development that combine the two previously approved subdivisions (Gary Dou Residential subdivision and Proactive Engineering subdivision).</p> <p>Planner: Kanika Kith</p>	Approved by City Council on April 24, 2013	Project is under construction.
6.	<p><b>Lennar – Mill Creek Crossing, Planned Residential Development Subdivision</b>  <b>Project No. 12-0297</b></p> <p>SEC Chandler/Hellman</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: Kanika Kith</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>	Project is under construction.
7.	<p><b>Providence Business Park</b>  <b>Project No. 12-0750</b></p> <p>Project Location: 144-010-002, -033, -037, &amp; -038 (West of Archibald and approximately 750 ft</p>	Approved by CC on April 9, 2014	Road improvements under construction on Archibald

Map ID	Project	Notes	Current Activity
	<p>south of Limonite Ave)</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 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: Kanika Kith</p>		Avenue.
8.	<p><b>D.R. Horton – Copper Sky, Residential Subdivision</b></p> <p><b>Project No. 13-0395</b></p> <p>SEC of Schleisman and Scholar Way</p> <p>Minor Development Plan Review for a Master Home Plan for “Copper Sky at Eastvale” residential development.</p> <p>Planner: Kanika Kith</p>	<p>Revisions to landscape plans in review</p> <p>Lot Line Adjustment tentatively approved; awaiting City Engineer and Planning Director sign off before recording. Still need owner signature on missing application sheet, see email sent regarding LLA on 05/27/15</p> <p>Applicant requested for a minor revision to one elevation to remove one window from the family room. Approved with Building Permit process.</p> <p>Received email from applicant about additional changes to the house plans. Received conceptual drawings of the proposed changes.</p> <p>Staff met with the applicant and indicated that the changes can be done with a minor development review as a revision to the master home plan because the changes are consistent with the original project approval.</p> <p>Construction and design comments for revised master home plan provided to applicant on 11/16/15. Awaiting for revised construction plans.</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, but waiting for a setback adjustment application.</p>	Under construction.

Map ID	Project	Notes	Current Activity
9.	<p><b>Stratham Homes, GPA/CZ</b> <b>Project No. 13-0632</b></p> <p>10-acre site is located north of Orange Street, south of Schleisman Road and east of Sumner Avenue (APN 152-040-001)</p> <p>Proposed General Plan Amendment and Change of Zone change the land use designation of this parcel from commercial to residential</p> <p>CEQA: GP EIR Addendum</p> <p>Planners: Cathy Perring</p>	<p>CC denied project without prejudice on January 28, 2015.</p> <p>March 11, 2015—Met with the applicant to discuss a new residential proposal for the site. Staff provided initial feedback; applicant will revise and bring back a formal submittal.</p>	Waiting for formal submittal
10.	<p><b>99 Cents Only Store</b> <b>Project No. 13-1601</b></p> <p>NWC Hamner Ave. and A Street</p> <p>Major DP for new 19,104 SF stand alone retail building on 2.67-acres.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Formal application submitted on October 28, 2014.</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>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>	Building Permit Review
11.	<p><b>Panera Bread with Drive-Through</b> <b>Project No. 13-1748</b></p> <p>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</p>	<p>Approved at Planning Commission on January 7, 2015</p> <p>Reminded applicant on 7/16/15 that staff is still waiting for the drive-through sign plan.</p> <p>Signage plan received on August 3, 2015.</p> <p>Received revised signage plans on August 25, 2015.</p>	In operation

Map ID	Project	Notes	Current Activity
	<p>Bread</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Approved landscape plans on August 31, 2015.</p> <p>Sent building comments to applicant on September 21, 2015.</p> <p>Landscaping of site was approved on September 24, 2015.</p> <p>Meeting with Lewis and Panera on January 14, 2015 to discuss directional signage.</p>	
12.	<p><b>William Lyons Homes – Nexus Residential Development</b> <b>Project No. 14-0046</b></p> <p>Tentative Tract Map No. 36446 and Major Development Review for a residential development (Nexus) consisting of 220 townhomes and a recreation area on a vacant 10-acre lot behind 24-hour Fitness Center in the Eastvale Gateway South retail center</p> <p>Planner: Kanika Kith</p>	<p>Approved by PC October 15, 2014</p>	<p>Project under construction.</p> <p>Model homes opened 9/19/15.</p>
13.	<p><b>LBA Realty Industrial Building</b> <b>Project No. 14-1077</b></p> <p>NEC of Cantu-Galleano Ranch Road and Hamner Avenue. APN 160-020-033 and 156-050-025. 4560 Hamner Avenue within the I-P zoning district.</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/Kanika Kith</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.</p> <p>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>Comment letter sent to applicant regarding all July and August submittals on October 12, 2015.</p> <p>Admin Draft EIR received from consultant August 31, 2015. Sent to consultant and applicant with City comments on October 12, 2015.</p>	<p>No tentative hearing date</p>

Map ID	Project	Notes	Current Activity
		<p>Draft EIR 45-day review period ends January 25.</p> <p>At-risk building plans submitted on January 6, 2016; civil plans submitted January 12.</p>	
14.	<p><b>Stratham Homes – Sendero, Planned Residential Development</b> <b>Project No. 14-1398</b></p> <p>NW corner 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: Kanika Kith</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>	Approved by CC on June 10, 2015
15.	<p><b>Bank of America</b> <b>Project No. 14-2039</b></p> <p>Pad A of Marketplace at Enclave Shopping Center</p> <p>Major Development Review and Conditional Use Permit for a proposed Bank of America building with a 3-lane drive-through operation</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Tentative grand opening scheduled for July 2015.</p> <p>Building signage approved on August 3, 2015 but still waiting for drive-through directional sign and keep quiet sign.</p> <p>Received building signage revisions on August 24, 2015 with drive-through directional sign and “keep quiet” sign.</p> <p>Sent memorandum on September 3, 2015.</p> <p>Received revised sign plans on September 24, 2015.</p> <p>Approved directional and keep quiet signs on November 18, 2015.</p>	Under construction
16.	<p><b>ATT – River Road, New Disguised Wireless Facility</b> <b>Project No. 14-2832</b></p>	<p>Planning Director approval on July 15, 2015.</p>	Building Permit Review

Map ID	Project	Notes	Current Activity
	<p>SEC at Hall and River Roads, 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: Kanika Kith</p>		
17.	<p><b>Verizon – Community Park, New Disguised Field Light Wireless Facility</b> <b>Project No. 14-3325</b></p> <p>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: Kanika Kith/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.</p>	In review
18.	<p><b>Verizon – Providence Park, New Disguised Field Light Wireless Facility</b> <b>Project No. 14-3326</b></p> <p>South of Hollowbrook Way, west of Woodpigeon Road, north of Aspen Leaf Lane, and east of Cobble Creek Drive within Providence Ranch Park – 7250 Cobble Creek Drive</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</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>Comments on revised plans provided to applicant on August 11, 2015.</p> <p>Applicant provided updates photo simulation photos on December 1, 2015. Awaiting for other submittal materials.</p>	Waiting submittal of incomplete items.

Map ID	Project	Notes	Current Activity
	<p>construction of an approximate 469 square-foot equipment shelter within Providence Ranch Park at 7250 Cobble Creek Drive</p> <p>Planner: Kanika Kith/Malinda Lim</p>		
19.	<p><b>Pacific Fish Grill (former Johnny Rockets) Project No. 15-0119</b></p> <p><b>**See Project No. 15-06013 (No. 43 on this list)</b></p> <p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Minor Development Plan Review to modify the existing walkway and landscape area on the west side of Shops 7 (formerly Johnny Rockets) to create a 400 SF outdoor dining patio for a proposed Pacific Fish Grill restaurant. Beer and wine service to be proposed on the patio is not a part of this application.</p> <p>Planner: Kanika Kith</p>	<p>Approval letter sent on June 4, 2015.</p> <p>Comments provided to Building Department on June 29, 2015 for review of construction drawing.</p> <p>Received updated landscape plan on August 5, 2015. Comments on landscape provided to applicant on August 26, 2015.</p> <p>Revised Landscape Plan received on September 8, 2015 and approved on September 14, 2015.</p> <p>Request for CUP for alcohol sales received and distributed for internal review on October 13, 2015.</p> <p>Approved patio construction on November 17, 2015.</p> <p><b>PC approved CUP on December 16, 2015.</b></p> <p><b>Filed NOE at the Riverside County Recorder on December 23, 2015.</b></p>	Under construction.
20.	<p><b>Chandler Catholic Church Project No. 15-0175</b></p> <p>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>	Pre-Application Complete

Map ID	Project	Notes	Current Activity
21.	<p><b>Verizon – Altura Credit Union at Cloverdale Marketplace, Concealed Cupola Wireless Facility - Project No. 15-0476</b></p> <p>12732 Limonite Ave. (APN: 164-700-005)</p> <p>Minor Development Review to construct a wireless telecommunication facility to be located at southwest corner of Limonite Avenue and Hamner Avenue within the Cloverdale Marketplace (zone C-1/C-P general commercial). The antennas will be located within a proposed 39'-1" cupola, to replace an existing cupola on site.</p> <p>Project Planner: Kanika Kith/Morgan Weintraub</p>	<p>Planning Director approval on July 15, 2015.</p> <p>Reviewed construction drawings and provided comments to Building department on October 6, 2015.</p> <p>Landscape plans approved on November 2, 2015.</p>	Building Permit Review
22.	<p><b>Goodman Commerce Center Business Park NEC of Bellegrave/Hamner Project No. 15-0551</b></p> <p><b>**see Project No. 11-0271 (No. 2 on this list)</b></p> <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/Kanika Kith</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> <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>	Building Permit Review
23.	<p><b>Asset Solutions Group – Residential Development at Hamner and Schleisman Road (Polopolus Property) Project No. 15-0576</b></p> <p>Hamner Avenue and east of existing A Street; APN: 152-060-002 and 152-060-003</p>	<p>Pre-Application Review submitted February 26, 2015; distributed for review March 4, 2015; comments provided to applicant.</p>	PAR complete.

Map ID	Project	Notes	Current Activity
	<p>Proposal for the accommodation of approximately 125-three story detached homes to also include a right of way dedication to the City</p> <p>CEQA: TBD</p> <p>Planner: Kanika Kith</p>		
24.	<p><b>Wells Fargo ATM</b> <b>Project No. 15-0692</b></p> <p>6170 Hamner Ave.</p> <p>Minor Development Review of a proposed Wells Fargo ATM and enclosure to be located adjacent to Von's Supermarket</p> <p>Planner: Malinda Lim</p>	<p>Minor Development Review application submitted March 9, 2015</p> <p>Comment letter sent out April 16, 2015</p> <p>Email discussion with property owner and applicant regarding project design on April 28, 2015</p> <p>Revised plans for ATM location received on August 13, 2015.</p> <p>Sent revised plans to city departments for review on August 14, 2015. Comments sent to applicant on September 16, 2015.</p> <p>Revised plans for ATM received on September 21, 2015.</p> <p>Sent approval letter to applicant on October 6, 2015.</p> <p>Submitted signage and awning plans on January 11, 2016. Currently under review.</p>	Project under construction.
25.	<p><b>Marketplace at Enclave Sign Program Amendment</b> <b>Project No. 15-0727</b></p> <p>Marketplace at Enclave (SWC Archibald/Schleisman)</p> <p>Sign Program Amendment to include additional monument signage on the northern corner of the Starbucks location and northeast corner of</p>	<p>Submitted formal application on March 12, 2015</p> <p>Resubmittal #1 on May 1, 2015; comment provided to the applicant on June 1, 2015</p> <p>Comments provided to applicant on July 9, 2015.</p> <p>Approved revised sign program on October 10, 2015.</p>	Building Permit Review

Map ID	Project	Notes	Current Activity
	shopping center site.  Planner: Kanika Kith/Malinda Lim		
26.	<p><b>The Ranch – Specific Plan Amendment Project No. 15-0783</b></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 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>	<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>Approved by City Council on December 9, 2015.</p> <p>Second reading by City Council on January 13, 2016.</p>
27.	<p><b>Chandler Area Vision Plan Special Project</b></p> <p>Vision Plan that will guide decisions and facilitate new private and public investments in this part of the city</p> <p>Planner: Cathy Perring</p>	<p>Email sent May 29, 2015 to City Manager regarding how to proceed with implementation strategies outlined in the plan.</p>	<p>CC accepted plan on May 13, 2015</p>
28.	<p><b>Leal Master Plan Special Project</b></p> <p>This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development</p>	<p>Public Review Draft of the Leal Master Plan distributed February 2015 and currently available online (<a href="http://www.LealSpecificPlan.com">www.LealSpecificPlan.com</a>).</p> <p>Notice of Preparation sent out March 9, 2015</p> <p>Scoping meeting for the project's environmental impact (EIR) was held at the</p>	<p>Taken off City Council 12/9/15 agenda.</p>

Map ID	Project	Notes	Current Activity
	<p>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>Planning Commission meeting of March 18, 2015</p> <p>Work on the project's EIR is under way.</p> <p>EIR went out for public review on Thursday July 23, 2015 and concluded on Monday September 7, 2015.</p> <p>On September 16, 2106, the Planning Commission reviewed and recommended approval to City Council.</p>	
29.	<p><b>Eastvale Marketplace</b> <b>Project No. 15-0958</b></p> <p>NEC Limonite/Sumner</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, restaurants, general retail, service, and a tire store.</p> <p>Planners: Kanika Kith/Eric Norris</p>	<p>PC approval on November 18, 2015. Appeal period end on November 30<sup>th</sup>. No appeal has been received. NOD recorded at Riverside County Recorder on November 24, 2015.</p>	<p>PC approval on November 18, 2015</p>
30.	<p><b>Blaze Pizza (MDP)</b> <b>Project No. 15-1048 / PL1503136</b></p> <p>Minor Development Plan Review proposing interior tenant improvements, architectural changes, and modifying exterior landscaping to include outdoor patio to be located at 12523 Limonite Avenue Suite 495 within the Eastvale Gateway north shopping center (APN: 160-230-022).</p> <p>Planners: Kanika Kith</p>	<p>Submitted formal application on April 16, 2015; distributed for review on April 21, 2015</p> <p>Approved by staff on June 12, 2015.</p> <p>Opened for business on September 2, 2015.</p>	<p>Operating</p>
31.	<p><b>Blaze Pizza (CUP)</b></p>	<p>Submitted formal application on April 29, 2015; distributed for review on May 5,</p>	<p>Approved by PC</p>

Map ID	Project	Notes	Current Activity
	<p><b>Project No. 15-1048 / PL1503298</b></p> <p>Conditional Use Permit review to allow the on-site sale and dispensing of beer and wine only in conjunction of new restaurant to be located at 12523 Limonite Avenue Suite 495 within the Eastvale Gateway north shopping center (APN: 160-230-022).</p> <p>Planners: Kanika Kith/Morgan Weintraub</p>	<p>2015</p> <p>Approved by PC on July 15, 2015 with no changes to the proposed conditions of approval.</p>	<p>on July 15, 2015.</p>
32.	<p><b>Vantage Point Church</b> <b>Project No. 15-1174</b></p> <p><b>**see also Project No. 14-2322</b></p> <p>8500 Archibald Ave.</p> <p>Proposal to construct a sanctuary, church, community buildings, and associated site improvements.</p> <p>Planner: Kanika Kith</p>	<p>Formal application for Major Development Review and Conditional Use Permit submitted on May 1, 2015</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<sup>th</sup>.</p> <p>Waiting for Public Works to get proposal for traffic study. Planning needs to get info to applicant regarding technical studies for CEQA.</p>	<p>Waiting for additional materials</p>
33.	<p><b>Landscape Plan for K-mart distribution site</b> <b>Project No. 15-1557</b></p> <p>3100 S. Milliken Avenue (APN 156-020-044)</p> <p>Minor modification to existing landscape areas on the project site along Milliken Avenue and Mission Boulevard as a result of the Milliken Avenue grade separation project.</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Comment letter sent on July 7, 2015.</p> <p>Revised landscape plan received and distributed on July 27, 2015. Comment provided to applicant on August 13, 2015.</p> <p>Revised landscape plan received on August 24, 2015. Sent to landscape architect for review on August 24, 2015.</p> <p>Landscape plans approved on September 4, 2015.</p>	<p>Approved</p>
34.	<p><b>Two industrial buildings on Hamner and Riverside</b> <b>Project No. 15-1508</b></p>	<p>Pre-application received on June 22, 2015.</p> <p>Comment letter provided to applicant on July 21, 2015.</p>	<p>Awaiting for submittal of incomplete items.</p>

Map ID	Project	Notes	Current Activity
	<p>SEC 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 sq ft.) to be located on two parcels behind the vacant lot (Chervon Site)</p> <p>Planner: Kanika Kith</p>	<p>Meeting with applicant on August 5, 2015 to discussion comment letter.</p> <p>Phone discussion with applicant on August 12, 2015 to discuss screening of loading docks along Hamner.</p> <p>Formal applicant, first submittal received on September 22, 2015.</p> <p>Incompleteness/comment letter sent October 13, 2015.</p> <p>Meeting with applicant on November 10, 2015 to discuss comments.</p> <p>Second submittal received on November 18, 2015.</p> <p>Incompleteness letter sent to applicant on December 18, 2015.</p>	
35.	<p><b>Goodman Commerce Center Specific Plan Amendment</b> <b>Project No. 15-1605</b></p> <p>North of Bellegrave Ave., south of Cantu-Galleano Ranch Rd, and east of Hamner</p> <p>Minor changes to the business park component of the Specific Plan.</p> <p>Project Planner: Eric Norris/Kanika Kith</p>	<p>Formal application received on July 1, 2015.</p> <p>Planning Commission recommended approval on August 5, 2015</p> <p>City Council adopted the SPA on August 26, 2015.</p>	Approved
36.	<p><b>Micro Drive Improvements</b> <b>Project No. 15-1282</b></p> <p>12510 Micro Drive (APN 156-050-022)</p> <p>Modification to the existing drive access (to move from Micro Dr. to Harvest Dr.), parking, and landscaping</p> <p>Planner: Cathy Perring</p>	<p>Receive street improvement plan and landscape plan from Public Works on July 14, 2015.</p> <p>Comments provided to Public Works on July 30<sup>th</sup>.</p>	In review
37.	<p><b>JCSD Community Park – Phase II</b> <b>Project No. 15-1273</b></p>	<p>Construction drawings set received for review on 6/22.</p> <p>Reviewing construction set for compliance with COAs and MMRP.</p>	In building permit process

Map ID	Project	Notes	Current Activity
	<p>SWC of Hamner Avenue and Citrus Street</p> <p>Building permit review for development of Phase II.</p> <p>Planner: Kanika Kith/Yvette Noir</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>Awaiting resubmittal.</p>	
<b>38.</b>	<p><b>Chandler Fire Station No. 31</b> <b>Project No. 15-0835</b></p> <p>Northeast corner of Chandler and Selby.</p> <p>Building permit review for development of Eastvale Fire Station No. 2.</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Comments for landscape plans reviewed provided to Public Works on June 18, 2015.</p> <p>Comments for construction drawing provided to Public Works on July 7, 2015.</p> <p>Revised construction drawings received and approved on September 14, 2105.</p> <p>Ground breaking on December 8, 2015.</p>	Contact Public Works for information
<b>39.</b>	<p><b>New City Hall Building</b></p> <p>SWC of Hamner and Riverboat</p> <p>Planner: Cathy Perring/Kanika Kith</p>	Assisted Public Works - notices for community workshop sent on June 30, 2015.	Contact Public Works for information
<b>40.</b>	<p><b>Verizon on Grapewin</b> <b>Project No. 15-1662</b></p> <p>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 equipments.</p> <p>Planner: Kanika Kith/Malinda Lim</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>	In review
<b>41.</b>	<p><b>Pumpkin Patch</b> <b>Project No. PLN 15-06006</b></p> <p>Vacant lot on Limonite Avenue in Eastvale</p>	<p>Received and processed application on August 5, 2015.</p> <p>Distributed to city departments for comments on August 14, 2015</p>	Approved

Map ID	Project	Notes	Current Activity
	<p>Gateway South retail center - 12930 Limonite Avenue</p> <p>Temporary Use Permit to allow the operation of a pumpkin patch with petting zoo starting from October 1, 2015 to October 31, 2015.</p> <p>Planner: Malinda Lim</p>	<p>Approval letter sent to applicant on September 14, 2015.</p> <p>Applicant signed letter on September 21, 2015.</p>	
42.	<p><b>Christmas Tree Lot</b> <b>Project No. PLN 15-06007</b></p> <p>Vacant lot on Limonite Avenue in Eastvale Gateway South retail center - 12930 Limonite Avenue</p> <p>Temporary Use Permit to allow the operation of Christmas Tree sales starting from November 27, 2015 to December 24, 2015.</p> <p>Planner: Malinda Lim</p>	<p>Approval on September 16, 2015.</p> <p>Applicant signed letter on September 21, 2015.</p>	Approved
43.	<p><b>Minor Development Review for Luna Grill</b> <b>Project No. PLN 15-06012</b></p> <p>Gated outdoor sitting area in front of building.</p> <p>Planner: Malinda Lim</p>	<p>Application for outdoor patio sitting area submitted on September 23, 2015.</p> <p>Sent incompleteness letter to applicant on October 19, 2015.</p> <p>Approved plans submitted on September 23, 2015 and sent COA letter to applicant on October 19, 2015.</p> <p><b>Approved building plans on December 8, 2015.</b></p>	
44.	<p><b>CUP for Pacific Fish Grill</b> <b>Project No. PLN 15-06013</b></p> <p><b>**See Project No. 15-0119 (No. 19 on this list)</b></p> <p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Conditional Use Permit to sell beer and wine in</p>	<p>Application for alcohol sales received on October 7, 2015.</p> <p>Preparing staff report for Planning Commission meeting on December 16, 2015.</p> <p>Public notice hearing sent out on December 2, 2015.</p> <p><b>PC approved CUP on December 16, 2015.</b></p> <p><b>Filed NOE at the Riverside County Recorder on December 23, 2015.</b></p>	Approved by Planning Commission on December 16, 2015

Map ID	Project	Notes	Current Activity
	<p>the new restaurant and patio area for Pacific Fish Grill restaurant.</p> <p>Planner: Kanika Kith</p>		
45.	<p><b>TUP for Home Depot Xmas Lot</b> <b>Project No. PLN 15-06016</b></p> <p>6140 Hamner Home Depot – Eastvale Gateway North</p> <p>Temporary Use Permit to sell Christmas trees in front of Home Depot in the Home Depot Parking Lot.</p> <p>Planner: Malinda Lim</p>	<p>TUP application for Christmas tree sales in front of Home Depot received on November 7, 2015.</p> <p>TUP approved on December 1, 2015.</p>	Approved
46.	<p><b>Sendero Tentative Parcel Map</b> <b>Project No. PLN 15-06023</b></p> <p><b>**See Project No. 14-1398 (No. 14 on the list)</b></p> <p>NW corner of Limonite Ave. and Harrison Ave. APN: 164-010-025</p> <p>Planner: Kanika Kith</p>	<p>Submitted application on December 16, 2015, but missing tentative map. Applicant provided tentative map on December 23, 2015. Project distribute to other departments for review.</p>	In Review

