



AGENDA PLANNING COMMISSION CITY OF EASTVALE

**Regular Meeting
Wednesday, February 17, 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 January 20, 2016, regular meeting.

7. BUSINESS ITEMS

- 7.1 Bicycle Master Plan:** Proposed City of Eastvale Bicycle Master Plan to implement Policy C-30 of the General Plan.

RECOMMENDATION: Staff recommends that the Planning Commission recommend that City Council adopt the City of Eastvale Bicycle Master Plan.

8. CITY STAFF REPORT

- 8.1 Planning Department Updates**

9. COMMISSION COMMUNICATIONS

10. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission will be held on **March 16, 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).

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, January 20, 2016
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

1. **CALL TO ORDER** - 6:02 p.m.

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

Commissioners present: Commissioners Patel, Van Leeuwen, Charlson, Vice Chair Feng, Chair Oblea.

Staff Members present: City Attorney Cavanaugh, Assistant Planning Director Perring, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Vice Chair Feng.

3. **PUBLIC COMMENT**

There was no public comment.

4. **PRESENTATIONS**

There were no presentations.

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

There were no Additions or Deletions to the Agenda.

6. **CONSENT CALENDAR**

6.1 **Planning Commission Minutes**

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

Motion: Moved by Feng, seconded by Van Leeuwen, to approve the Consent Calendar

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

7. PUBLIC HEARING

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.

City Attorney Cavanaugh provided background information and recent statutes on the issue. He discussed differences between Federal and State laws and how cities have dealt with those differences. He noted that Eastvale adopted an ordinance in 2012 to prohibit dispensaries in the City. He noted that cultivation needed to be addressed by cities as a land use decision. He stated that the proposed ordinance amendment would clarify that cultivation is also prohibited and addresses the zoning code.

The Public Hearing was opened at 6:15 p.m.

Mark Burke, resident, stated that he uses medical marijuana to mitigate pain from a back injury. He believes that the ordinance would limit the ability of those who require medical marijuana from getting the care that they need. He believes more time should be taken by the City to determine the proper regulations of medical marijuana.

Memory Nguyen, a resident, stated that he has seen many drug deals at parks in the City. He believes if marijuana dispensaries are regulated to certain locations, it would prevent illegal street drug deals. He also believes a delivery service should be regulated.

The Public Hearing was closed at 6:26 p.m.

Vice-Chair Feng shared the experience of his late father in obtaining medical marijuana for pain relief while battling cancer. He stated that it was beneficial to his father's pain relief. He stated that while the political environment towards medical marijuana is shifting, more state regulations are needed before Eastvale allows dispensaries or deliveries. He stated that marijuana is not of interest to drug cartels as they are now focused on methamphetamine.

Commissioner Patel noted that the only real difference in the amendment is to prohibit the cultivation of marijuana in the City. She requested clarification from the City Attorney on the delivery aspect of the ordinance.

City Attorney Cavanaugh noted that the current ordinance prohibits mobile dispensaries. The proposed amendment specifically defines what “delivery” is, and that all forms will be prohibited. Additionally, a new section in the zoning code is being added to address land use. She noted concern about people who are bed-ridden being able to obtain their supply if delivery is prohibited.

Commissioner Van Leeuwen stated that the future may bring more acceptance of marijuana in general, but he believes it is too soon for Eastvale to take that position.

Commissioner Charlson thanked residents for their comments. He stated that emails had been received as well that expressed concern about city’s that allow dispensaries or deliveries. He stated that in the future the item could be re-addressed and amended. He believes that it is not in the best interest of the City at this time.

City Attorney Cavanaugh noted that most cities are being prompted to act due to concerns about criminal activity such as robberies of mobile dispensaries and due to the conflict between federal and state laws.

Chair Oblea inquired about personal cultivation and possible mail delivery. He stated that there weren’t many changes to the ordinance but more clarifications.

Staff reviewed the voting options for the Planning Commission.

Motion: Moved by Charlson, seconded by Feng, to 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.

Motion passed 5-0 with Patel, Van Leeuwen, Charlson, Vice Chair Feng, and Chair Oblea voting aye.

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.

Assistant Planning Director Perring provided a PowerPoint presentation for the item.

She reviewed the different options that were provided by JCSD. She noted that residents in the area wanted nice trees and were supportive of a drought tolerant/water-wise landscape.

She reviewed the staff recommendations, including the preference of the JCSD Drought Tolerant landscape concept.

Commissioner Van Leeuwen inquired about the affect of the wind on landscaping. Assistant Planning Director Perring noted that much of the landscape in that area was not lost to the wind but had been subject to theft.

Commissioner Charlson inquired about the other areas that need work in the City. Assistant Planning Director Perring noted that those areas would be addressed and future contracts with JCSD would play a part in determining prioritization of the larger plan.

Vice-Chair Feng inquired if JCSD was using an arborist or just a landscape architect. Assistant Planning Director Perring noted that they were not required to use an arborist. She stated that the City's landscape architect would be reviewing all the plans in detail and has knowledge of which materials do well in different parts of the City.

Motion: Moved by Patel, seconded by Van Leeuwen, to accept staff recommendations for recommendation to the City Council.

Motion passed 5-0 with Patel, Van Leeuwen, Charlson, Vice Chair Feng, and Chair Oblea voting aye.

9. CITY STAFF REPORT

9.1 Planning Department Updates

Assistant Planning Director Perring noted that the Goodman Birtcher project continues to move forward.

10. COMMISSION COMMUNICATIONS

Chair Oblea inquired about the property at Schleisman and Sumner. Assistant Planning Director Perring noted that it was owned by Stratham Homes. She noted that they are focusing on their project at Harrison and Limonite and would address the other parcel in the future.

Commissioner Patel inquired about the City response to the recent WalMart marketing flyer that was mailed out to residents. She requested that the City communicate to the residents that WalMart had not come to Planning Commission nor had the EIR been adopted.

Commissioner Charlson noted that Council should be aware that people were commenting that WalMart had already met with Council Members and made agreements with them.

Chair Oblea wished everyone a Happy and Prosperous New Year.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:07 p.m.

*Submitted by Margo Wuence, Recording Secretary
Reviewed and edited by Marc Donohue, City Clerk*



City of Eastvale
Planning Commission Meeting Agenda
Staff Report

DATE: FEBRUARY 17, 2016

TO: PLANNING COMMISSION

FROM: GEORGE ALVAREZ, CITY TRAFFIC ENGINEER

SUBJECT: BICYCLE MASTER PLAN

RECOMMENDATION

Staff recommends that the Planning Commission recommend that City Council adopt the City of Eastvale Bicycle Master Plan.

BACKGROUND

In 2013, the City Council authorized staff to apply for a grant through the Southern California Association of Governments (SCAG) to prepare a Bike Master Plan. In September 2014, the City was notified that grant funding was approved. Per the grant conditions, SCAG selects and manages the consultant; however, the City was involved in evaluating the proposals. The consultant selected was KTUA who has extensive experience in preparing Bike Master Plans. Work began in the Spring of 2015.

Each chapter of the Eastvale General Plan lists efforts that the City will undertake at a future date to implement the plan. The Bicycle Master Plan implements Policy C-30, below, in addition to addressing all or part of over 15 other policies in the General Plan related to bicycles.

POLICY C-30: the City will seek to develop a comprehensive bike and trail plan that would connect existing neighborhoods, schools, and commercial and employment centers.

The Bicycle Master Plan also implements Objective 4.4 of the Eastvale Strategic Plan which directs Public Works and Planning staff, in consultation with JCSD, to complete bikeways and trails master plan.

The Bicycle Master Plan was funded through the Southern California Association of Governments (SCAG) Sustainability Planning Grant Program. In addition to addressing the goals and policies of the City, the plan incorporates the goals, objectives and policies of other applicable plans, including SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the Non-motorized Transportation Plan of the Western Riverside Council of Governments (WRCOG), adjacent area bicycle master planning, as well as



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

the latest in bicycle planning guidelines. It is also compliant with California Street and Highways Code Section 891.2, which is critical for future grant funding eligibility.

DISCUSSION

Scope and Process

The project's scope of work emphasized agency and public participation, bicyclist needs and demand analysis, education, enforcement and encouragement, and implementation recommendations, resulting in a citywide bicycle network and a menu of supportive programs. The broad goal of this project was to provide recommended projects, programs and policies to help achieve essential environmental, health and economic community benefits that play an increasingly important role in meeting state mandates regarding the environment, health, safety and social equity.

The most successful bicycle master plans, in terms of achieving community benefits and meeting legal mandates, reflect important changes in the rapidly evolving "state of practice" for bicycle facilities. This project employed distinctive public outreach, analysis, project alternatives and stakeholder involvement methods to achieve desired results.

Outreach strategy relied heavily on non-traditional approaches, particularly piggybacking on other popular community events, such as Town Hall Meetings, as well as creating a strong online presence. This approach was decided upon early in the project due to concerns about potentially low turnout at more traditional, stand-alone events, and also to take advantage of Eastvale's reputation as a tech savvy community. This resulted in a robust response to the project online survey, with almost 500 responses with insightful comments.

The consultant developed a new GIS methodology to reveal low-stress neighborhood routes in what appeared to be a traditionally suburban street network of "loops and lollipops" or arterials and cul-de-sacs. The consultant later presented this methodology and its results at a national mobility planning conference.

The City of Eastvale has the relatively uncommon "problem" of having more space than needed on many of its roadways. This excess asphalt allowed for a novel bicycle planning approach, one in which multiple, alternative solutions could be considered.

The Plan

A summary of the Bicycle Master Plan is included in Attachment 1, Bicycle Master Plan Presentation. Attachment 2 includes the Bicycle Master Plan in its entirety.

Environmental Analysis

The City of Eastvale Bicycle Master Plan implements Circulation Element Policy C-30 of the City's General Plan by identifying the most likely locations for, and analyzing the feasibility of



City of Eastvale Planning Commission Meeting Agenda Staff Report

including bicycle improvements along existing city roadways. The document does not make any changes to the existing roadway network and all future improvements would require independent environmental analysis per the California Environmental Quality Act (CEQA), either as part of a public or private project. As the proposed project does not change any policy in the General Plan, nor bind the Council to any future action, the City of Eastvale Bicycle Master Plan is considered a feasibility and planning study and is therefore exempt from the requirements of the California Environmental Quality Act. A Notice of Exemption has been prepared and included as Attachment 3.

FISCAL IMPACT

Future grants, private development, and City funds may be used in the future, as discussed in Chapter 6 of the Bicycle Master Plan. The adoption of the plan will cause no fiscal impact to the City at this time.

STRATEGIC PLAN IMPACT

This project responds to the Strategic Plan goal and objective below.

*GOAL 4: PROVIDE HIGH QUALITY PUBLIC FACILITIES, INFRASTRUCTURE
AND AMENITIES*

Objective 4.4 Improve bicycle and trail system

4.4.1 Complete bikeways and trails master plan

Prepared by: George Alvarez, City Traffic Engineer
Reviewed by: Eric Norris, Planning Director
Cathy Perring, Assistant Planning Director

ATTACHMENTS:

1. Bicycle Master Plan Presentation
2. Bicycle Master Plan
3. Notice of Exemption

ATTACHMENT 1

Bicycle Master Plan Presentation



Bicycle Master Plan



Agenda

- **Project background**
- **Community input summary**
- **Facility types**
- **Recommended
Facilities
Programs
Policies**



Typical Urban Trips:

- **50% of car trips are three miles or less***
- **28% of car trips are one mile or less**
- **65% of all trips under one mile are by car**

(*Trips of three miles or less are considered to be bikeable.)



Typical Cyclists

Strong and Fearless



<1%

Riding is a strong part of my identity and I am undeterred by traffic speed and volume, or other roadway conditions.

Enthusied and Confident



7%

I am comfortable sharing the road with motor vehicles, but given a choice, I prefer to use bike lanes and boulevards.

Interested but Concerned



60%

I like riding a bike, but I don't ride much. I would like to feel safer when I do ride, with less traffic and slower speeds.

No Way, No How!



33%

I don't ride at all due to inability, fear for my safety, or simply a complete and utter lack of interest.

Source: City of Portland, Oregon

Cyclists Will Detour To...

- **Avoid high traffic streets** 71%
- **Use bike lanes** 59%
- **Avoid stop signs and signals** 53%
- **Use signed bike routes** 52%
- **Use off-street bike paths** 44%
- **Avoid hills** 42%

Conclusion:

Provide a well-connected “low stress” network of bike paths, bike boulevards and on-street lanes.

Bicycle Collisions

BY PETER FISCHETTI / STAFF COLUMNIST

Published: June 13, 2014 Updated: 5:26 p.m.

Print Photo

1 of 2

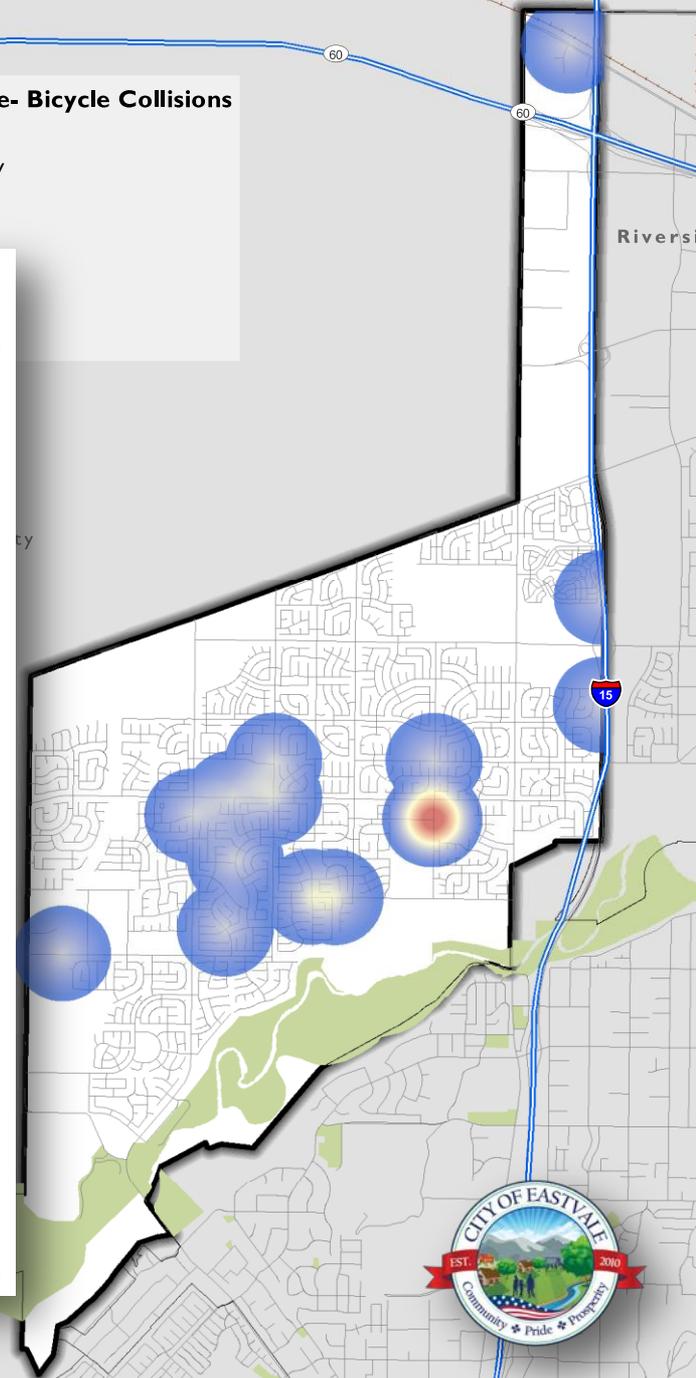


A "ghost bike," as it is called, is tied to a pole at the intersection of Hamner and Limonite avenues in Eastvale to honor the memory of Troy Davids, who was struck and killed there while riding his bicycle home from work.

COURTESY OF MICHELE NISSEN

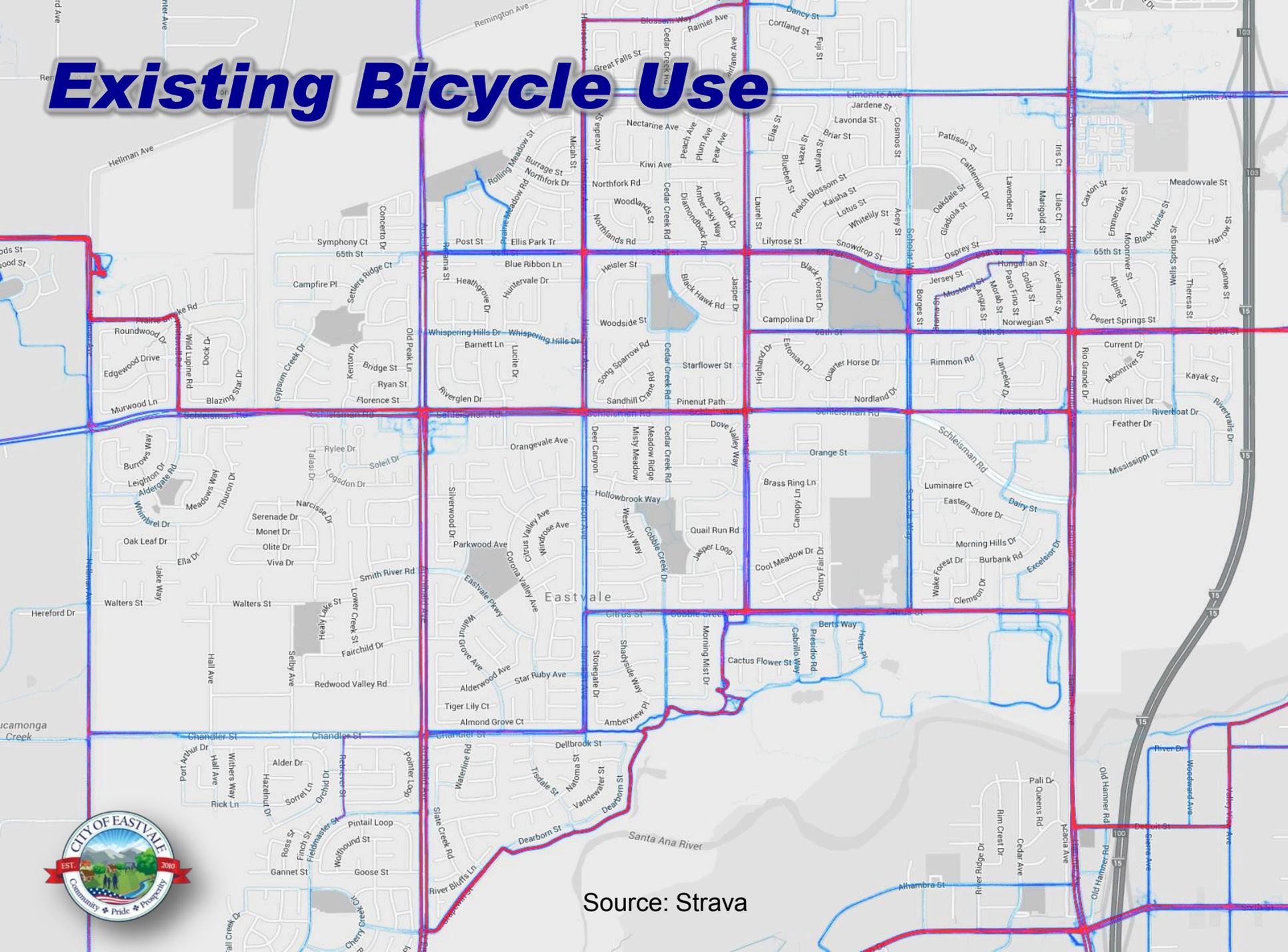
City of Eastvale- Bicycle Collisions (2001-2011)

High Density



Riverside County

Existing Bicycle Use



Source: Strava

What's important to Eastvale?



More Bike Lanes

More Connected Routes

More Bike Paths

Health/Exercise/Fitness

Safety

Better Bike Lanes

More Trails

Children/Kids

Facility Types



Multi-use Path (Class 1)



Bicycle Lane (Class 2)



Buffered Bicycle Lane



Bicycle Route (Class 3)



Bicycle Route with “Sharrows”



Cycle Track (Class 4)



Bicycle Boulevard

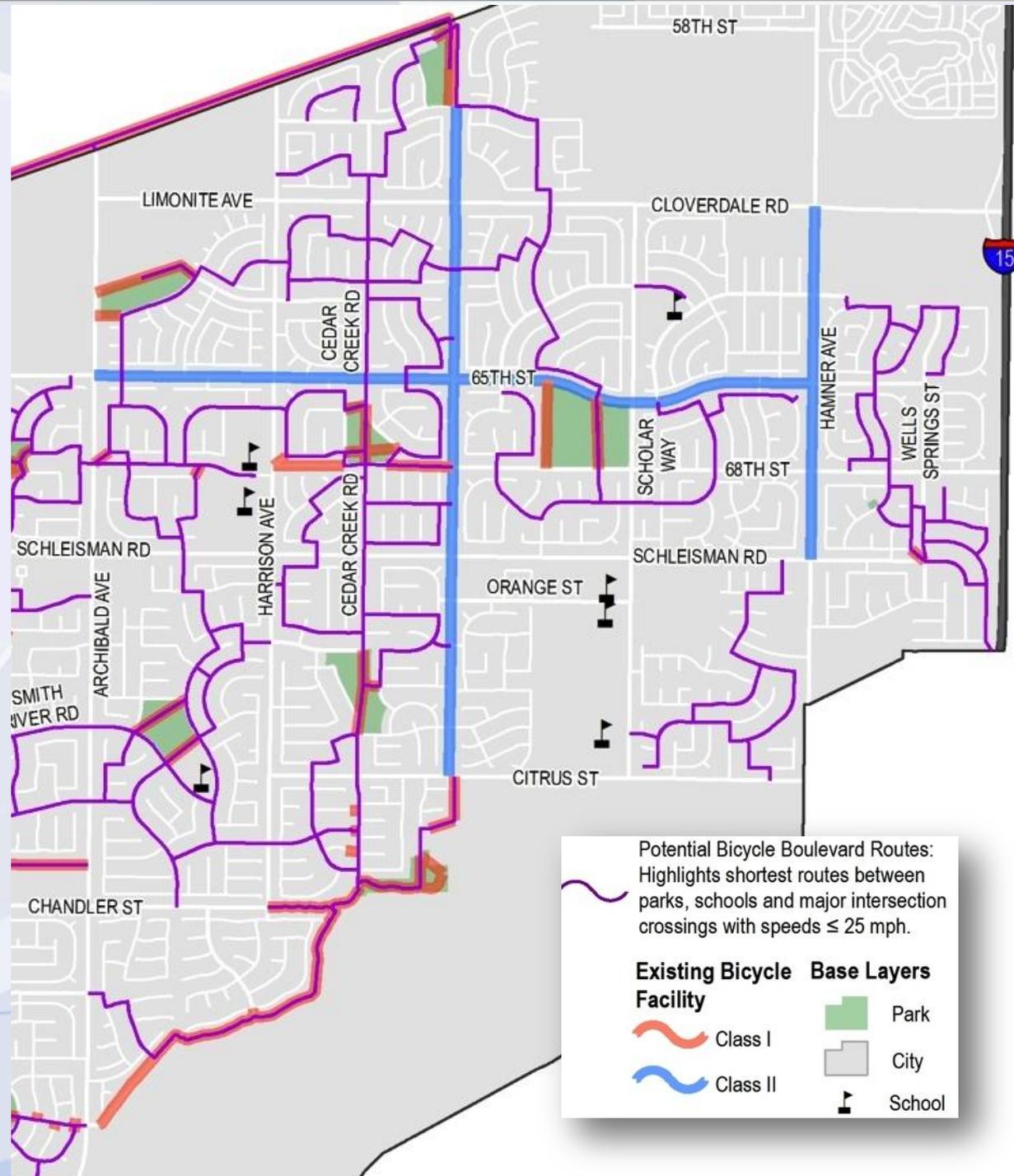


Urban Trail (Wide Sidewalk)

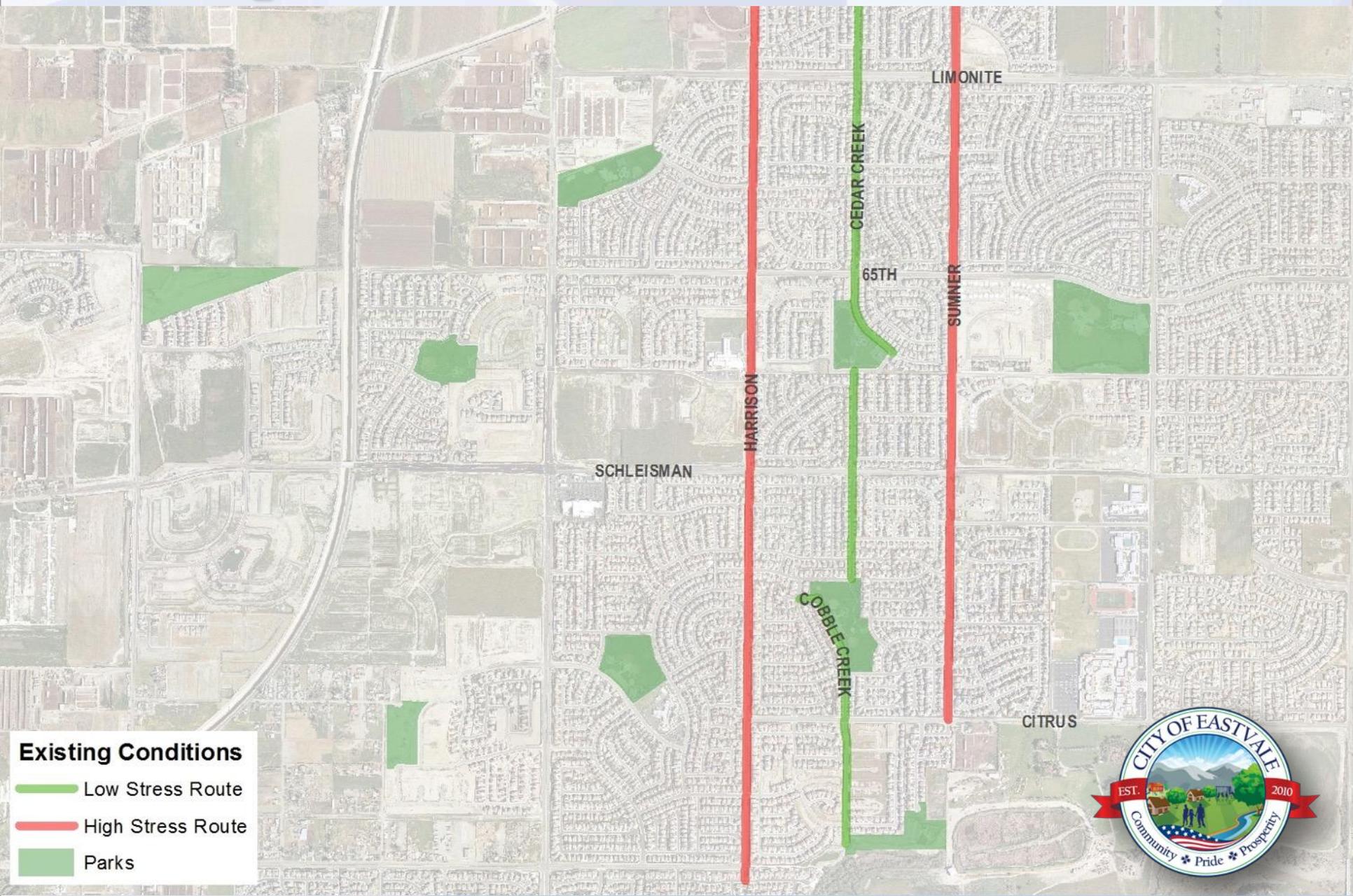


Potential "Low Stress" Routes

Using Existing Local Streets & Open Spaces



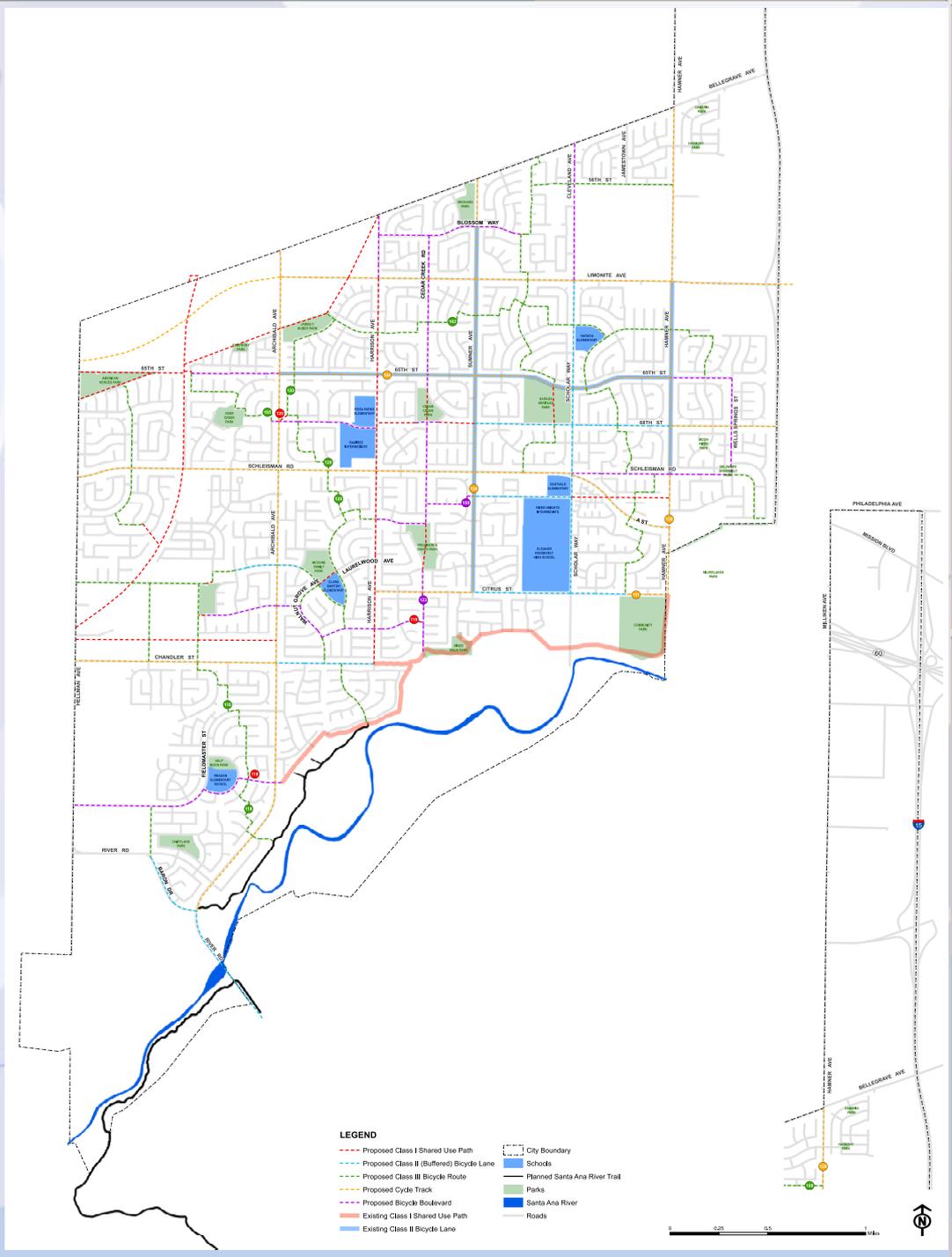
Example "Low Stress" Route



- Existing Conditions**
- Low Stress Route
 - High Stress Route
 - Parks



Recommended Projects



- LEGEND**
- Proposed Class I Shared Use Path
 - Proposed Class II (Buffered) Bicycle Lane
 - Proposed Class III Bicycle Route
 - Proposed Cycle Track
 - Proposed Bicycle Boulevard
 - Existing Class I Shared Use Path
 - Existing Class II Bicycle Lane
 - City Boundary
 - Schools
 - Planned Santa Ana River Trail
 - Parks
 - Santa Ana River
 - Roads



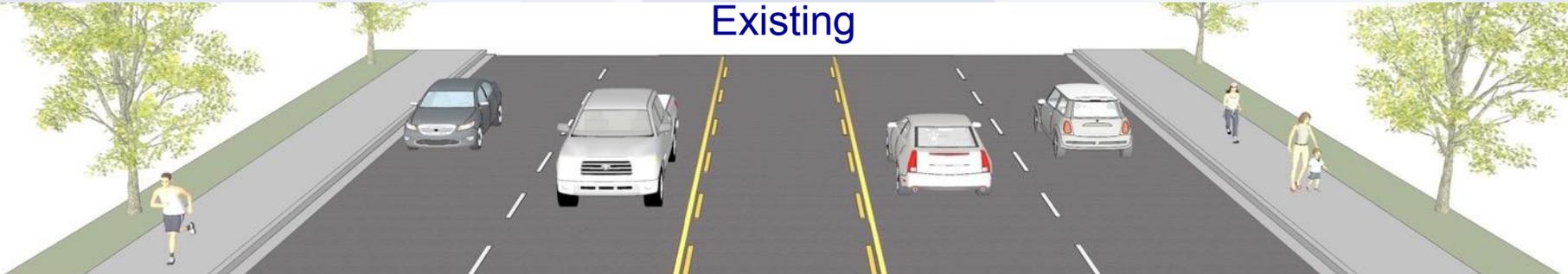
Eastvale's Unique Opportunity

- Lots of (irrigated) space along major streets
- More paving than needed
- Engaged city and residents open to new ideas



4 Lane Options

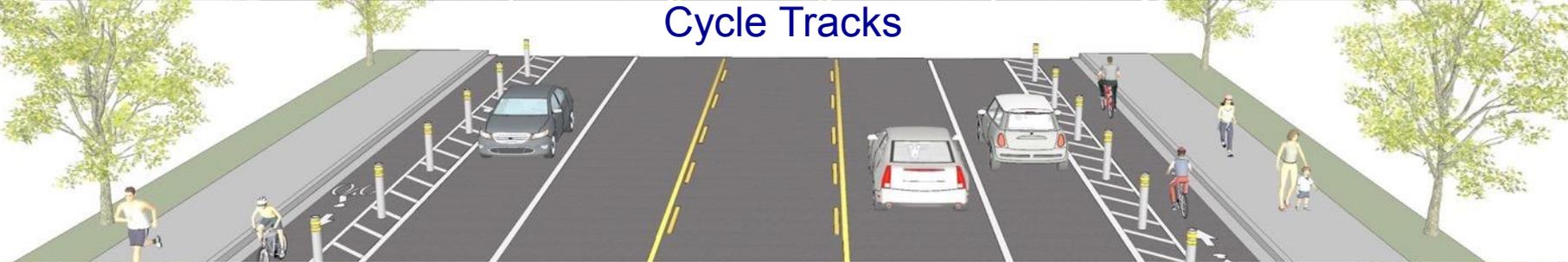
Existing



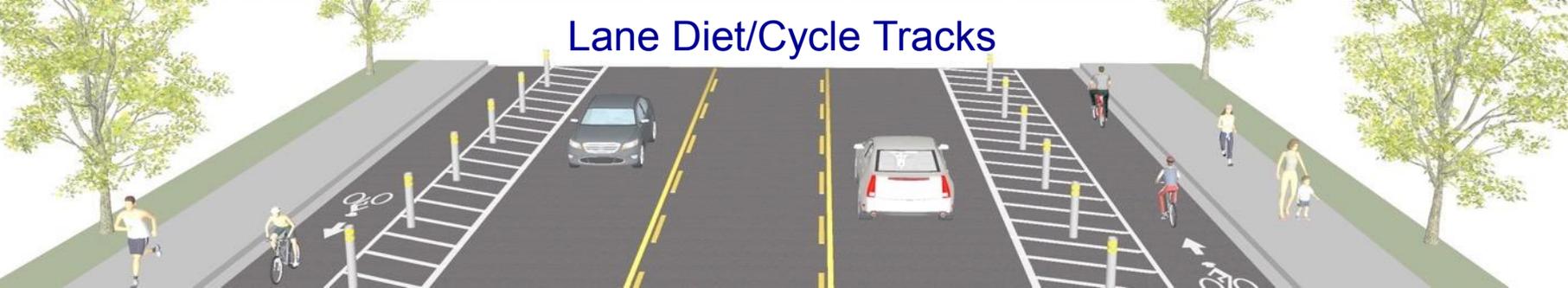
Buffered Bike Lanes



Cycle Tracks

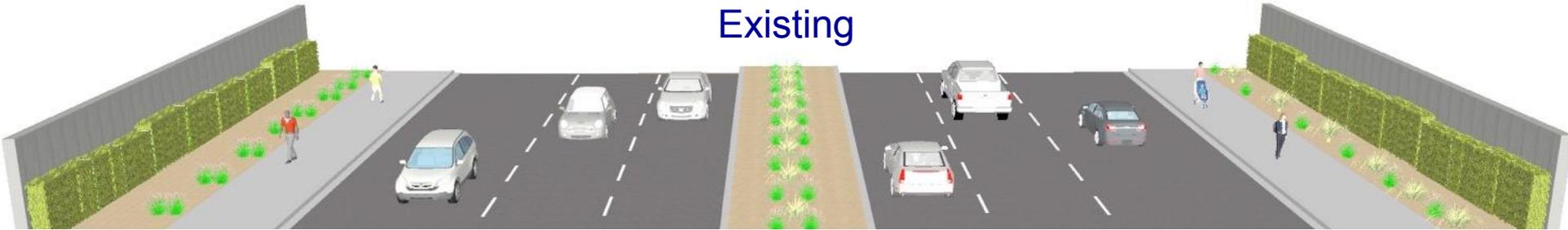


Lane Diet/Cycle Tracks



6 Lane Options

Existing



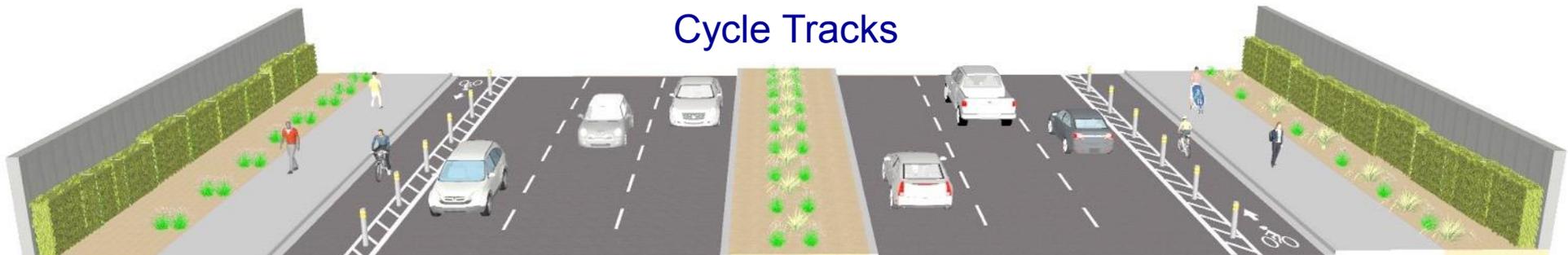
Urban Trail



Buffered Bike Lanes

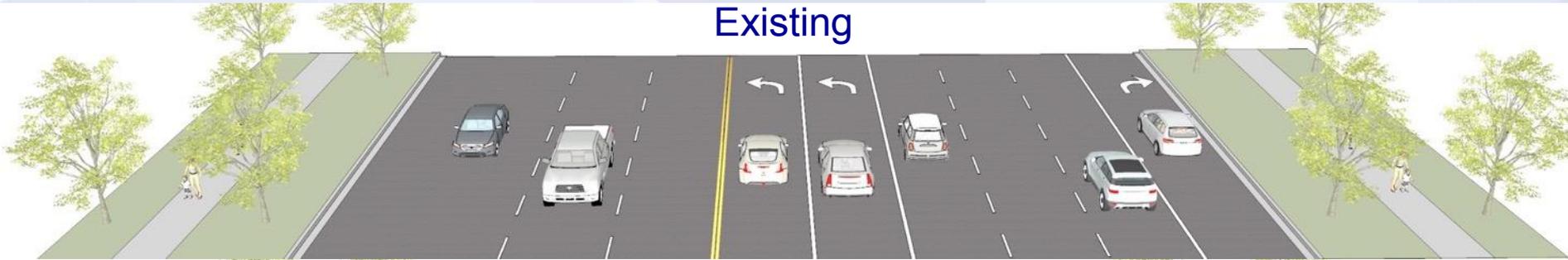


Cycle Tracks



8 Lane Options

Existing



Urban Trail



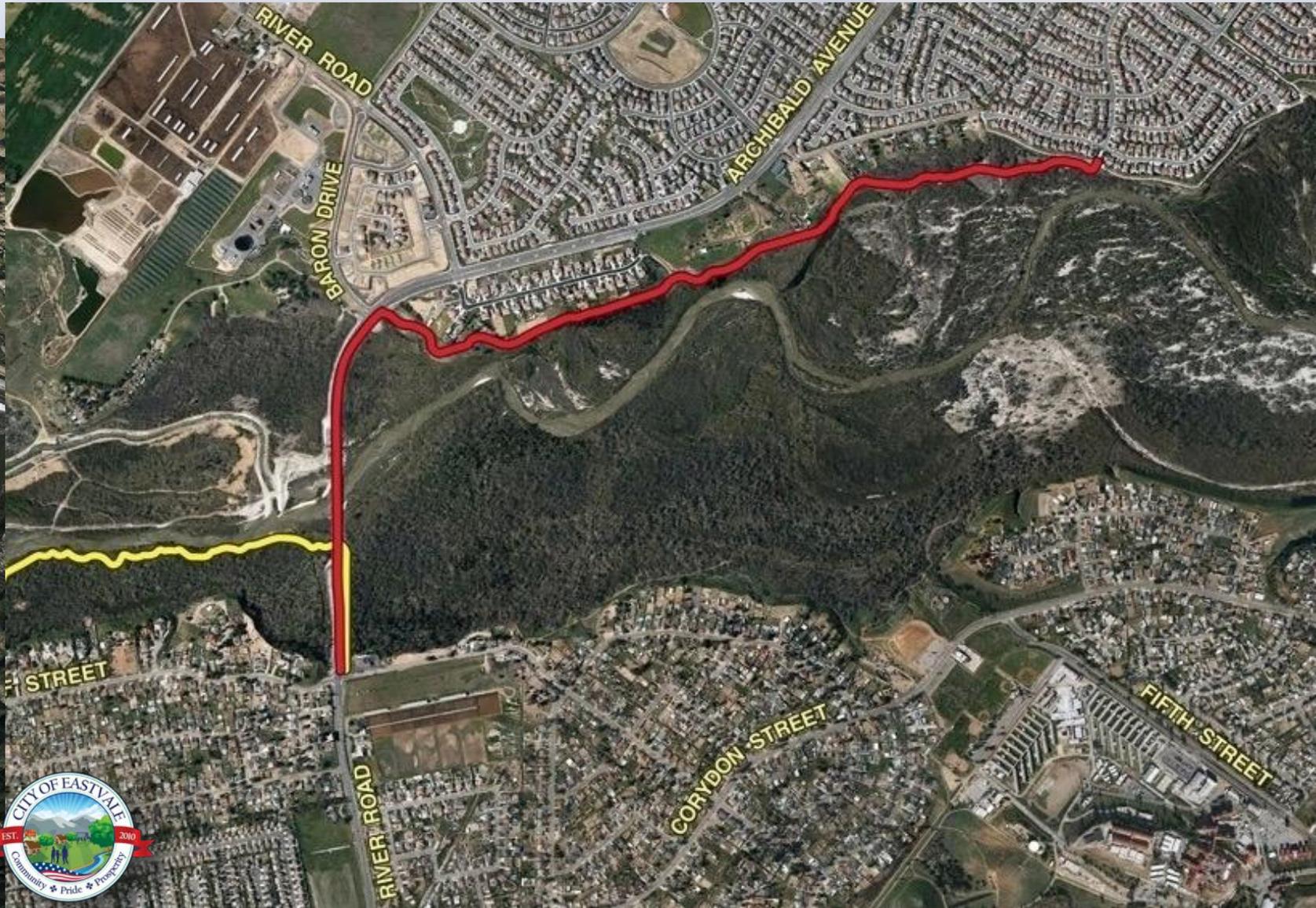
Buffered Bike Lanes



Cycle Tracks



Santa Ana River Trail Status



LEGEND	
	Phase 1
	Phase 2A
	Phase 2B
	Phase 3
	Phase 4

Santa Ana River Trail



Program Recommendations

- Encouragement and Education
- Marketing and Education
- Enforcement and Education



Encouragement and Education

Valley ROADRUNNER



Fair
77°

Tuesday, September 09, 2014 • 07:02

Home News Sports Valley Life Business Entertainment Opinion Advertising
Subscribers

News

- Students help Palomar Mountain's historic apple orchard
- Outreach begins for beekeeping ordinance
- San Diego County resident with West Nile Virus hospitalized
- County rescues more than 40 animals from VC Home
- Obituary: John M. Deck
- Emergency Calls August 24 - 29
- Sheriff's Blotter August 24 - 27

Mountain bike skills park coming to VC

by **KIMBERLY RUZICH**
Roadrunner Correspondent

July 02, 2014

Nestled in the back of Cole Grade Park, just behind the softball field, lies an emerging gem within the community. The first of its kind in San Diego County, a mountain biking skills facility is currently under construction, courtesy of the Gravity Cycling Incorporation.



Coming soon to Valley Center will be a Mountain Biking Skills Facility park. *photo by Kim Ruzich.*



Encouragement and Education Programs

Cycling and Fitness Events



Encouragement and Education Community Engagement (Advisory Group)



Marketing and Education Programs

“Drive With Care” Campaign (Pittsburgh, PA)

NURSE. MOTHER. RIDES A BIKE.
OPERATE WITH CARE.

STUDENT. DAUGHTER. RIDES A BIKE.
DRIVE LIKE A GROWN-UP.

PRIEST. VOLUNTEER. RIDES A BIKE.
TAKE THE HIGH ROAD.

CARPENTER. FRIEND. RIDES A BIKE.
CUT HER A BREAK.

WIDE RECEIVER. FATHER. RIDES A BIKE.
PASS WITH CARE.

STUDENT. ADVENTURER. RIDES A BIKE.
DRIVE LIKE A GROWN-UP.

BIKE PGH
BIKEPGH.ORG

Enforcement and Education Programs

Community Engagement (Bike Rodeos)



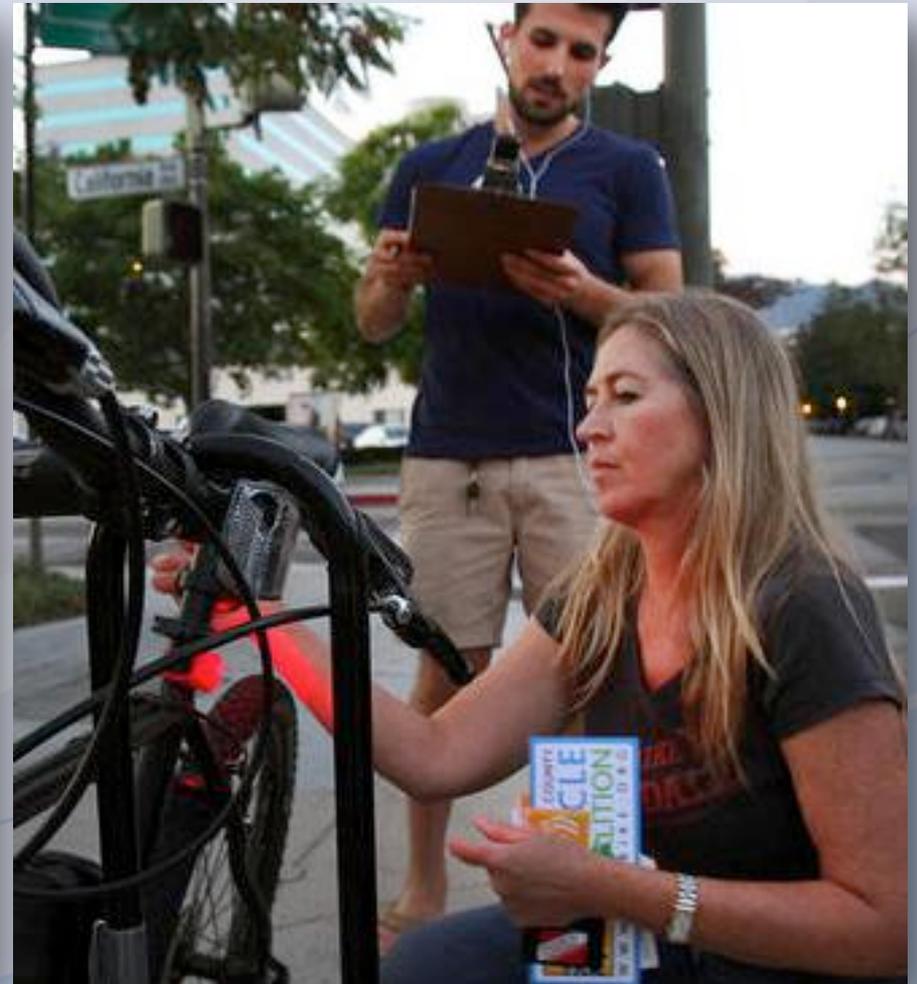
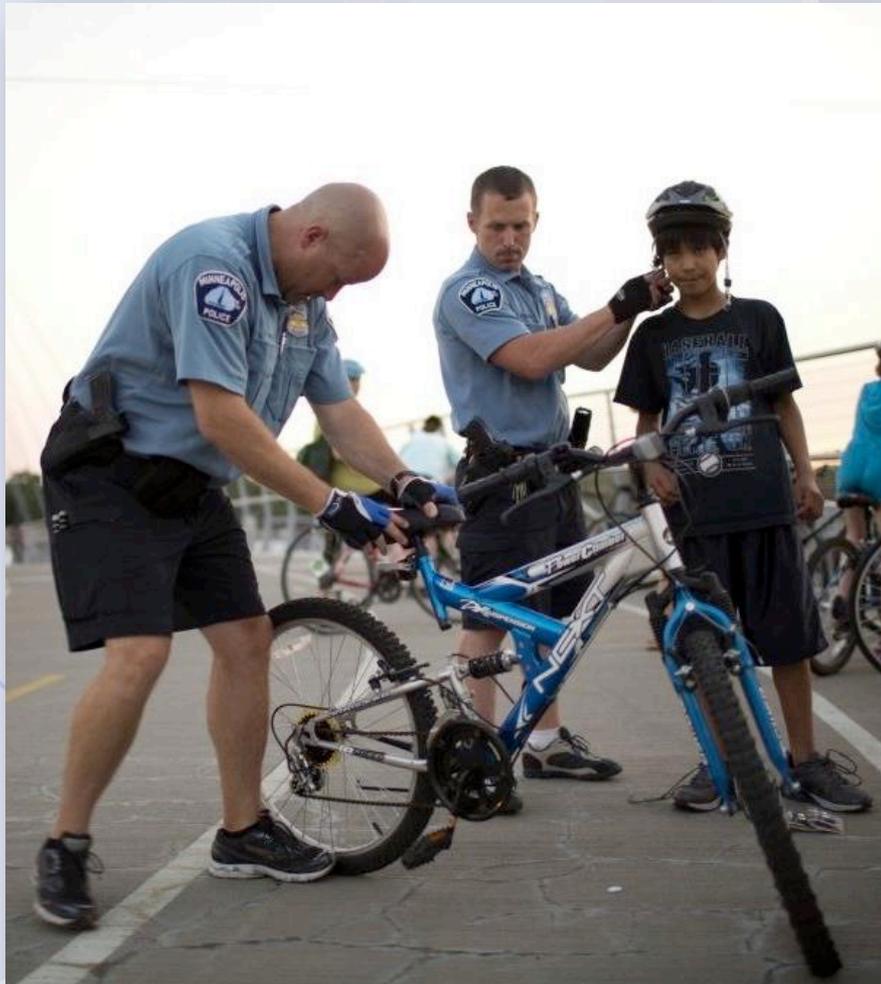
Enforcement and Education Programs

Community Engagement (Bicycle Training and Patrol)



Enforcement and Education Programs

Community Engagement (Gear Giveaways)

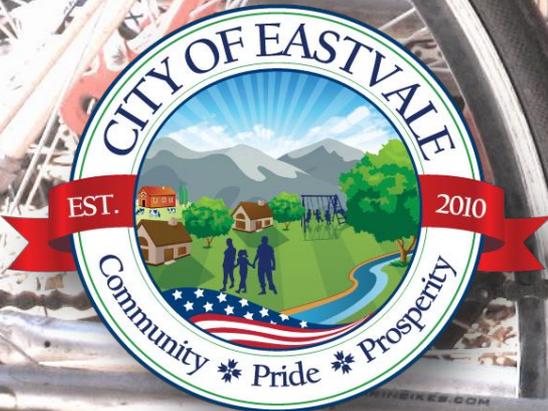


Enforcement and Education Programs

Community Engagement (Safety Stings)



Bicycle Master Plan



SOUTHERN CALIFORNIA



**ASSOCIATION OF
GOVERNMENTS**

ATTACHMENT 3

Notice of Exemption

CITY OF EASTVALE, CA

NOTICE OF EXEMPTION

TO BE SENT TO:

County of Riverside County Clerk
P.O. Box 12004
Riverside, CA 92502

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT TITLE: City of Eastvale Bicycle Master Plan

PROJECT APPLICANT/SPONSOR: City of Eastvale

PROJECT LOCATION: Citywide

APN(s): Various

PROJECT DESCRIPTION: Adoption of the Bicycle Master Plan

The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPTION STATUS:

- Ministerial (*Sec. 21080(b)(1); Sec. 15268*)
- Declared Emergency (*Sec. 21080(b)(3); Sec. 15269(a)*)
- X** Statutory Exemption (*Sec. 15262 Feasibility and Planning Studies*)
- Categorical Exemption
- Other

REASONS TO SUPPORT EXEMPTION FINDINGS: The City of Eastvale Bicycle Master Plan implements Circulation Element Policy C-30 of the City's General Plan by identifying the most likely locations for, and analyzing the feasibility of including bicycle improvements along existing city roadways. The document does not make any changes to the existing roadway network and all future improvements would require independent CEQA analysis either as part of a public or private project. As the proposed project does not change any policy in the General Plan, nor bind the Council to any future action, the City of Eastvale Bicycle Master Plan is considered a feasibility and planning study and is therefore exempt from the requirements of the California Environmental Quality Act.

LEAD AGENCY CONTACT:

PHONE NUMBER: (951) 703-4460

CITY OF EASTVALE PLANNING DEPARTMENT
Eric Norris, Planning Director

Eastvale Planning: Major Projects Summary

February 11, 2016

Highlighted Text = Updated Information¹

Map ID	Project	Notes	Current Activity
1.	<p>KB Homes – The Lodge, Residential Development Project No. 10-0124</p> <p>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 Approved 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 -- Approved 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>Approved revised construction plans for Serene Master Home Plan on December 1, 2015.</p> <p>Approved Phase II Master Home Plan on December 3, 2015.</p>	<p>Under construction</p> <p style="background-color: yellow;">Symmetry model homes now open</p>
2.	<p>Goodman Commerce Center (formally Lewis Eastvale Commerce Center) Project No. 11-0271 **see also Project No. 15-0551 (No. 22 on this list)</p> <p>190 acres +/- between Bellegrave and Cantu-Galleano Road</p> <p>General Plan Amendment, Change of Zone, and</p>	<p>Approved by City Council on November 12, 2014</p> <p>Groundbreaking held May 20, 2015.</p> <p>Landscape plans for Building 1 & 2 approved on November 11, 2015.</p> <p>Building permits issued for two industrial buildings.</p> <p>Off-site common area landscape plans approved on December 4, 2015.</p>	<p>Under construction</p>

¹ 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>Basin and Bellegrave Ave. landscape plans approved on December 18, 2015.</p> <p>Received Hamner Ave. landscape plans on January 14, 2016.</p>	
3.	<p>D.R. Horton – The Trails, Planned Residential Development Residential Subdivision Project No. 11-0558</p> <p>Northwest corner of Archibald and 65th</p> <p>General Plan Amendment, Change of Zone, Tentative Tract Map, and Planned Residential Development for 256 dwelling units with a 5-acre park.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Kanika Kith</p>	<p>Approved by City Council on May 22, 2013.</p>	<p>Project is under construction.</p>
4.	<p>Walmart – Eastvale Crossings Project No. 12-0051</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
		<p>Revised ADEIR received October 9, 2015 and distributed to team for review on October 12, 2015 for review.</p> <p>Release of the Draft EIR is on hold pending a determination on how to address the issue of greenhouse gas emissions. No tentative date for the release of the Draft EIR is available.</p>	
5.	<p>Lennar – Estancia, Planned Residential Development Subdivision Project No. 12-0275</p> <p>South of Citrus Street, West of Scholar Way APN(s): 152-040-040,152-040-026 & 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>	<p>Approved by City Council on April 24, 2013</p>	<p>Project is under construction.</p>
6.	<p>Lennar – Mill Creek Crossing, Planned Residential Development Subdivision Project No. 12-0297</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>	<p>Project is under construction.</p>

Map ID	Project	Notes	Current Activity
7.	<p>Providence Business Park Project No. 12-0750</p> <p>Project Location: 144-010-002, -033, -037, & -038 (West of Archibald and approximately 750 ft 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>	<p>Approved by CC on April 9, 2014</p>	<p>Road improvements under construction on Archibald Avenue.</p>
8.	<p>D.R. Horton – Copper Sky, Residential Subdivision Project No. 13-0395</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>Received revised construction plans on December 30, 2015 and approved revised construction plans on January 5, 2016.</p> <p>Received revised design package on January 5, 2016.</p> <p>Received revised model home complex plans on January 19, 2016.</p> <p>Received TUP model home complex plans on January 26, 2016.</p> <p>Received revised wall and fence plans on January 27, 2016.</p> <p>Received setback adjustment application on February 4, 2016.</p>	<p>Under construction.</p>

Map ID	Project	Notes	Current Activity
9.	<p>Stratham Homes, GPA/CZ Project No. 13-0632</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>Planner: 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> <p>February 12, 2016 – Applicant met with City staff to discuss potential residential project for this site. No application is expected to be filed in the foreseeable future.</p>	Waiting for formal submittal
10.	<p>99 Cents Only Store Project No. 13-1601</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>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

Map ID	Project	Notes	Current Activity
11.	<p>Panera Bread with Drive-Through Project No. 13-1748</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 Bread</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Approved at Planning Commission on January 7, 2015</p> <p>Store opened in December 2015.</p> <p>Staff met with Lewis and Panera on January 14, 2015 to discuss directional signage for the drive-through operation to improve traffic flow.</p> <p>Lewis presented a revised drive-through and signage plan on February 3, 2016.</p>	In operation
12.	<p>William Lyons Homes – Nexus Residential Development Project No. 14-0046</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>Model homes opened 9/19/15.</p>	<p>Project under construction.</p> <p>Model homes opened 9/19/15.</p>
13.	<p>LBA Realty Industrial Building Project No. 14-1077</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</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</p>	Tentative hearing date March 2016

Map ID	Project	Notes	Current Activity
	<p>on APN 156-050-025.</p> <p>CEQA: EIR</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>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>Draft EIR 45-day review period ends Monday, January 25.</p> <p>At-risk building plans submitted on January 6, 2016; civil plans submitted January 12.</p> <p>Comments for Draft EIR were received from six agencies. Response to Comments/FEIR being prepared.</p> <p>Received on-site improvement plans on February 4, 2016.</p>	
14.	<p>Stratham Homes – Sendero, Planned Residential Development Project No. 14-1398</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> <p>The applicant has submitted a parcel map to divide the site into 4 parcels for financing purposes. The map is currently under review.</p> <p>Feb 12, 2016 – Staff meet with the applicant to discuss the proposed parcel map and related issues of phasing and the construction of infrastructure (roads, trails, water/sewer lines, etc.)</p>	Approved by CC on June 10, 2015

Map ID	Project	Notes	Current Activity
15.	<p>Bank of America Project No. 14-2039</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> <p>Bank opened for business December 2015.</p>	<p>Open for business</p>
16.	<p>AT&T – River Road, New Disguised Wireless Facility Project No. 14-2832</p> <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>	<p>Planning Director approval on July 15, 2015.</p>	<p>Building Permit Review</p>

Map ID	Project	Notes	Current Activity
17.	<p>Verizon – Community Park, New Disguised Field Light Wireless Facility Project No. 14-3325</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>Verizon – Providence Park, New Disguised Field Light Wireless Facility Project No. 14-3326</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 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>	<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.</p> <p>Awaiting for other submittal materials.</p>	Waiting submittal of incomplete items.

Map ID	Project	Notes	Current Activity
19.	<p>Pacific Fish Grill (former Johnny Rockets) Project No. 15-0119</p> <p>**See Project No. 15-06013 (No. 43 on this list)</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>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>PC approved CUP on December 16, 2015.</p> <p>Filed NOE at the Riverside County Recorder on December 23, 2015.</p> <p>Construction on the outdoor patio and interior improvements is under way.</p>	Under construction.
20.	<p>Chandler Catholic Church Project No. 15-0175</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> <p>As of February 2016, the City has not received an application from the church.</p>	Pre-Application Complete
21.	<p>Verizon – Altura Credit Union at Cloverdale Marketplace, Concealed Cupola Wireless Facility - Project No. 15-0476</p> <p>12732 Limonite Ave. (APN: 164-700-005)</p> <p>Minor Development Review to construct a</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

Map ID	Project	Notes	Current Activity
	<p>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>		
22.	<p>Goodman Commerce Center Business Park NEC of Bellegrave/Hamner Project No. 15-0551</p> <p>**see Project No. 11-0271 (No. 2 on this list)</p> <p>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> <p>Received revised construction plans for Buildings 1-8 on January 20, 2016. Approved by Planning on January 30, 2016.</p>	<p>Building Permit Review</p>
23.	<p>Asset Solutions Group – Residential Development at Hamner and Schleisman Road (Polopolus Property) Project No. 15-0576</p> <p>Hamner Avenue and east of existing A Street; APN: 152-060-002 and 152-060-003</p> <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>Pre-Application Review submitted February 26, 2015; distributed for review March 4, 2015; comments provided to applicant.</p> <p>No further activity is expected for this project.</p>	<p>PAR complete.</p>

Map ID	Project	Notes	Current Activity
	<p>CEQA: TBD</p> <p>Planner: Kanika Kith</p>		
24.	<p>Wells Fargo ATM Project No. 15-0692</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. Approved on January 20, 2016.</p>	Project under construction.
25.	<p>Marketplace at Enclave Sign Program Amendment Project No. 15-0727</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 shopping center site.</p> <p>Planner: Kanika Kith/Malinda Lim</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
26.	<p>The Ranch – Specific Plan Amendment Project No. 15-0783</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>Received median and parkway landscape plans on January 27, 2016. Comments provided on February 3, 2016.</p>	<p>Approved by City Council on December 9, 2015.</p> <p>Second reading by City Council on January 13, 2016. In plancheck.</p>
27.	<p>Chandler Area Vision Plan Special Project</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>CC accepted plan on May 13, 2015</p>
28.	<p>Leal Master Plan Special Project</p> <p>This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the</p>	<p>Public Review Draft of the Leal Master Plan distributed February 2015 and currently available online (www.LealSpecificPlan.com).</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 Planning Commission meeting of March 18, 2015</p> <p>Work on the project's EIR is under way.</p>	<p>Taken off City Council 12/9/15 agenda.</p>

Map ID	Project	Notes	Current Activity
	<p>development process, and provides the project's implementation plan.</p> <p>Planner: Eric Norris</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> <p>February 2016—City will be meeting with the applicant to discuss the Master Plan and a tentative City Council hearing date.</p>	
29.	<p>Eastvale Marketplace Project No. 15-0958</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 30th. No appeal has been received. NOD recorded at Riverside County Recorder on November 24, 2015.</p> <p>Applicant is currently working with the grocery store tenant to formalize an agreement.</p>	PC approval on November 18, 2015
30.	<p>Blaze Pizza (MDP) Project No. 15-1048 / PL1503136</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>	Operating

Map ID	Project	Notes	Current Activity
31.	<p>Blaze Pizza (CUP) Project No. 15-1048 / PL1503298</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>Submitted formal application on April 29, 2015; distributed for review on May 5, 2015</p> <p>Approved by PC on July 15, 2015 with no changes to the proposed conditions of approval.</p>	<p>Approved by PC on July 15, 2015.</p> <p>Open for business.</p>
32.	<p>Vantage Point Church Project No. 15-1174</p> <p>**see also Project No. 14-2322</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 7th.</p> <p>Waiting for Public Works to get proposal for traffic study.</p> <p>Traffic study scope shared with applicant on January 22, 2016. Planning needs to get info to applicant regarding technical studies for CEQA.</p>	<p>Waiting for additional materials</p>
33.	<p>Landscape Plan for K-mart distribution site Project No. 15-1557</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>

Map ID	Project	Notes	Current Activity
34.	<p>Two industrial buildings on Hamner and Riverside Project No. 15-1508</p> <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 (Chevron Site)</p> <p>Planner: Kanika Kith</p>	<p>Pre-application received on June 22, 2015.</p> <p>Comment letter provided to applicant on July 21, 2015.</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> <p>Staff met with the applicant on February 3, 2016 to discuss clean up of exhibits for consistency and coordination for PC meeting.</p>	<p>Awaiting submittal of incomplete items.</p> <p>Tentative PC meeting in March 2016.</p>
35.	<p>Goodman Commerce Center Specific Plan Amendment Project No. 15-1605</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>	<p>Approved</p>
36.	<p>Micro Drive Improvements Project No. 15-1282</p> <p>12510 Micro Drive (APN 156-050-022)</p> <p>Modification to the existing drive access (to</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 30th.</p>	<p>In review</p>

Map ID	Project	Notes	Current Activity
	<p>move from Micro Dr. to Harvest Dr.), parking, and landscaping</p> <p>Planner: Cathy Perring</p>		
37.	<p>JCSD Community Park – Phase II Project No. 15-1273</p> <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>Construction drawings set received for review on 6/22.</p> <p>Reviewing construction set for compliance with COAs and MMRP.</p> <p>Landscape comments provided to applicant on July 17, 2015. Comments of missing items per COAs and MMRP provided to Building Department on July 28, 2015</p> <p>Awaiting resubmittal.</p>	In building permit process
38.	<p>Chandler Fire Station No. 31 Project No. 15-0835</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
39.	<p>New City Hall Building</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
40.	<p>Verizon on Grapewin Project No. 15-1662</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>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>	In review

Map ID	Project	Notes	Current Activity
	Planner: Kanika Kith/Malinda Lim	Comment letter sent to applicant on November 2, 2015. Awaiting for additional submittal materials.	
41.	<p>Pumpkin Patch Project No. PLN 15-06006</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 a pumpkin patch with petting zoo starting from October 1, 2015 to October 31, 2015.</p> <p>Planner: Malinda Lim</p>	<p>Received and processed application on August 5, 2015.</p> <p>Distributed to city departments for comments on August 14, 2015</p> <p>Approval letter sent to applicant on September 14, 2015.</p> <p>Applicant signed letter on September 21, 2015.</p>	Approved
42.	<p>Christmas Tree Lot Project No. PLN 15-06007</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>Minor Development Review for Luna Grill Project No. PLN 15-06012</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>Approved building plans on December 8, 2015.</p> <p>Feb 2016—Applicant will be filing for a Conditional Use Permit to allow the sale of</p>	Approved

Map ID	Project	Notes	Current Activity
		alcohol. No application has been received to date.	
44.	<p>CUP for Pacific Fish Grill Project No. PLN 15-06013</p> <p>**See Project No. 15-0119 (No. 19 on this list)</p> <p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Conditional Use Permit to sell beer and wine in the new restaurant and patio area for Pacific Fish Grill restaurant.</p> <p>Planner: Kanika Kith</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>PC approved CUP on December 16, 2015.</p> <p>Filed NOE at the Riverside County Recorder on December 23, 2015.</p>	Approved by Planning Commission on December 16, 2015
45.	<p>TUP for Home Depot Xmas Lot Project No. PLN 15-06016</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>Sendero Tentative Parcel Map Project No. PLN 15-06023</p> <p>**See Project No. 14-1398 (No. 14 on the list)</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 distributed to other departments for review.</p> <p>Meeting with applicant to discuss project on February 11, 2016.</p>	In Review

Map ID	Project	Notes	Current Activity
47.	<p data-bbox="176 172 737 240">Pre-Application for Assisted and Independent Living on Selby Ave.</p> <p data-bbox="176 277 514 345">Across Mountain View Park APN: 144-110-027</p> <p data-bbox="176 383 420 415">Planner: Kanika Kith</p>	<p data-bbox="785 172 1304 204">Submitted application on January 21, 2016.</p> <p data-bbox="785 241 1738 274">Distributed project to reviewing agencies and departments on January 25, 2016.</p> <p data-bbox="785 311 1633 344">Comments to be provided to applicant no later than February 25, 2016.</p>	<p data-bbox="1785 172 1904 204">In Review</p>

