CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Wednesday, April 19, 2023
Regular Planning Commission Meeting: 6:00 PM

City Commissioners
Kevin Mensen, Chair
Michael Rochelle, Vice Chair
Andrea Hove, Commissioner
Josh Lee, Commissioner
Daniel Reid, Commissioner

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov. Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (951) 361-0900.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

The Planning Commission may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Commission. If there is less than 2/3 of the Commissioners present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

5. PRESENTATIONS

6. PUBLIC COMMENT

Any member of the public may address the Commission on items within the Commission's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Commission and do not engaged in dialogue with individual Commissioners, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

7. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Chair or Commission may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

7.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Assistant City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission approve the Planning Commission meeting minutes from the regular meeting on March 15, 2023.

7.2. Planning Department Update

Submitted by: Gustavo Gonzalez, Planning Manager

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission receive and file the Planning Department Update.

7.3. **Public Works Department Update**
Submitted by: Jimmy Chung, City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission receive and file the Public Works Department update.

8. PUBLIC HEARINGS

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Chair or a Member of the Commission. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

8.1. **PLN 23-20017 Municipal Code Amendment to add Chapter 110.96 (Electric Vehicle Charging Stations) to the Eastvale Municipal Code**
Submitted by: Jamie K. Cerda, AICP, Senior Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Determine that the proposed ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA; and
2. Recommend that City Council approve Municipal Code Amendment PLN23-20017.

9. COMMISSION BUSINESS

9.1. **Economic Development Updates**
Submitted by: Alexander Fung, Senior Management Analyst

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission receive-and-file the report.

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, May 17, 2023, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov,) not less than 72 hours prior to the meeting.

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, March 15, 2023
Regular Meeting: 6:00 P.M.

Eastvale City Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

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1. CALL TO ORDER

The regular meeting of the Eastvale Planning Commission was called to order at 6:00 p.m. by Vice-Chair Rochelle.

2. ROLL CALL

Present: Commissioners Hove, Lee, Reid, Vice-Chair Rochelle, and Chair Mensen (via phone call).

Absent:

City Staff
Present: City Planner Gonzalez, Assistant City Attorney Herrington, and Assistant City Clerk Cooper were present at Roll Call.

3. PLEDGE OF ALLEGIANCE

Commissioner Hove led the Pledge of Allegiance.

4. ADDITIONS/REVISIONS

City Planner Gonzalez requested to move agenda item 9.1 - Citywide Branding - Entryway Monument and Median Improvements to a future meeting.

On a motion by Commissioner Hove and second by Commissioner Lee, the Planning Commission unanimously voted to move agenda item 9.1 - Citywide Branding - Entryway Monument and Median Improvements to a future meeting.

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

On a motion by Commissioner Lee and second by Commissioner Hove, the Planning Commission unanimously voted to approve the Consent Calendar.

7.1 Planning Commission Minutes

The Planning Commission approved the Planning Commission meeting minutes from the regular meeting on February 15, 2023.

7.2 Planning Department Update

The Planning Commission received and filed the Planning Department Update.

7.3 Public Works Department Update

The Planning Commission received and filed the Public Works Department Update.

8. PUBLIC HEARINGS

8.1 PLN22-20072 – Variance to exceed the maximum number of permitted wall signs from two (2) to four (4) at "The Station" Goodman Commerce Center

Associate Planner Lim provided a PowerPoint presentation and answered to all related questions.

Vice-Chair Rochelle opened the public comment period. Hearing no response, Vice-Chair Rochelle closed the public period.

On a motion by Commissioner Lee and second by Commissioner Hove, the Planning Commission unanimously voted to approve the recommended actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and

2. Approve Variance PLN22-20072 to Section 4 (Signs of The Goodman Commerce Center) of the Eastvale Specific Plan to allow for four (4) tenant wall signs where a maximum of two (2) tenant wall signs are allowed by the Specific Plan for a new restaurant (dba Olive Garden), subject to conditions of approval.

9. COMMISSION BUSINESS

9.2 Assembly Bill 2011 (Affordable Housing and High Road Jobs Act of 2022)

City Planner Gonzalez provided a PowerPoint presentation and answered to all related questions.

Vice-Chair Rochelle opened the public comment period. Hearing no response, Vice-Chair Rochelle closed the public period.

There was a consensus to receive and file the presentation from staff.

10. CITY STAFF REPORT

City Planner Gonzalez and Community Development/Public Works Director Gibson-Williams provided comments.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Vice Chair Rochelle adjourned the meeting at 6:48 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, April 19, 2023, at 6:00 p.m.

_____

Jessica Cooper, MMC
Assistant City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.2
April 19, 2023

Planning Department Update

Prepared By:
Gustavo Gonzalez, Planning Manager

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Planning Department Update.

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

Background
The purpose of the Planning Department Update is to provide a list of the current status of major projects in the City of Eastvale.

Environmental
The following update requires no environmental review as it is not considered a "project" under the California Environmental Quality Act (CEQA).

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact
The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment 1 - Planning Department Update 4.19.23.pdf

CITY OF EASTVALE

Major Projects Summary

April 19, 2023

City of Eastvale Planning Division

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Contents

IN-PROCESS/REVIEW **2**

Sumner Place Mixed-Use Development (MAP ID: SMNR) 2
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1) 3
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2) 4
Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3) 5
Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4) 6
Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5) 7
Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6) 8
Archibald and Chandler Retail (MAP ID: ACR) 9

APPROVED/ ENTITLED **10**

Goodman Commerce Center (MAP ID: GCC) 10
Retail Unit CR-12 (GCC.1) *11*
Retail Unit CR-3/SBUX (GCC.2) *12*
Multi-Tenant Unit CR-11 (GCC.3) *13*
Chick-fil-A (GCC.4) *14*
Altura Credit Union D.R (GCC.5) *15*
Building CR-6 D.R (GCC.6) *16*
"CR-6A, CR-A, CR-B (Tawa), and CR-C (Food Hall)" (GCC.7) *17*
Zeppin Sushi CUP (MAP ID: GCC.8) *18*
GCC Crying Tiger Bistro and Bar Alcohol CUP (MAP ID: GCC.9) *19*
GCC CR-1 DR (MAP ID: GCC.10) *20*
GCC CR-2 DR (MAP ID: GCC.11) *21*
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13) *22*
GCC CR-2 Alcohol CUP (MAP ID: GCC.12) *23*
GCC Cuts Korean BBQ Alcohol CUP (MAP ID: GCC.14) *24*
GCC Devil's Kitchen Alcohol CUP (MAP ID: GCC.16) *25*
GCC Planning Area 4 DR and TPM (MAP ID: GCC.15) *26*
The Campus (MAP ID: CAM) 27
Self-Storage D.R & C.U.P (CAM.1) *28*
7-Eleven D.R. & C.U.P (CAM.2A) *29*

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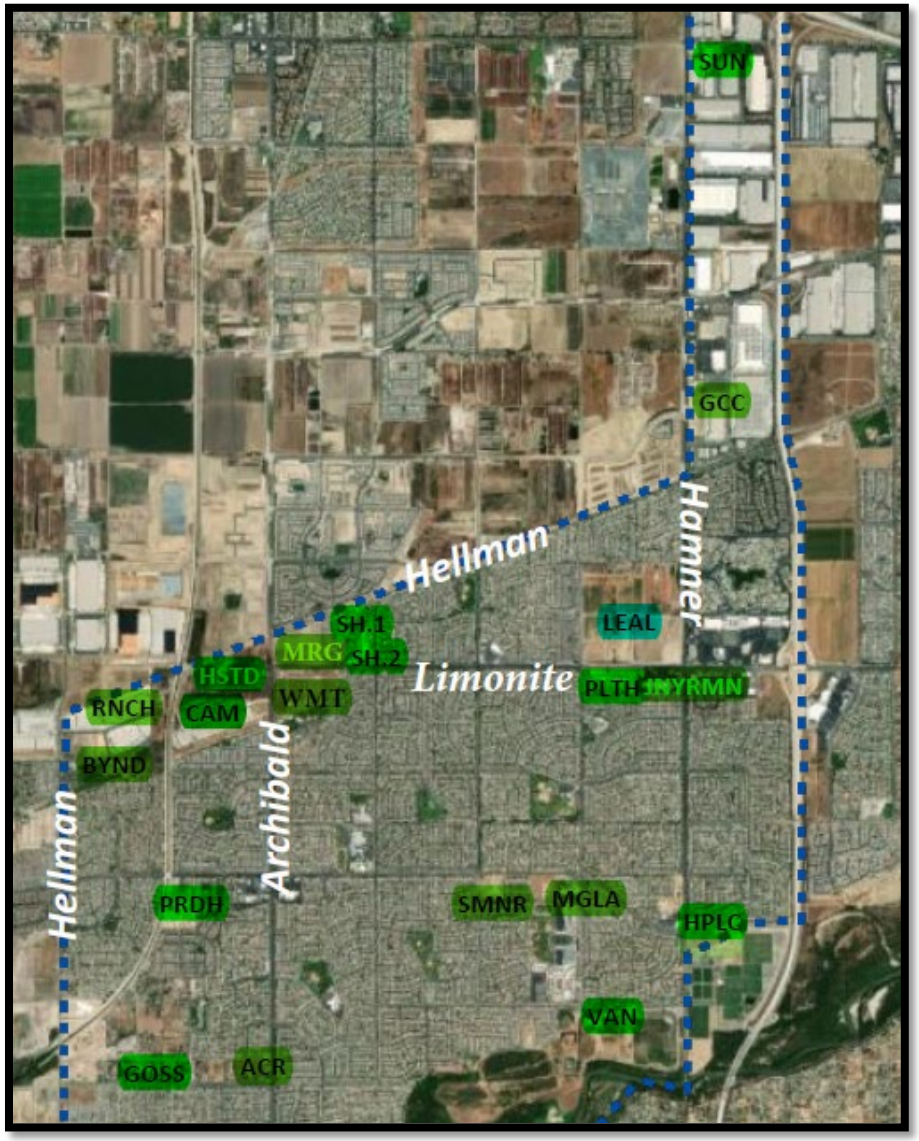
7-Eleven Appeal (CAM.2B) *30*
The Ranch (MAP ID: RNCH) 31
Warehouse/Industrial D.R (RNCH.1) *32*
Howard Industrial (RNCH.2) *33*
The Ranch by Transwestern D.R (RNCH.3) *34*
Summit Development (RNCH.4) 35
Beyond Food Mart at The Ranch (MAP ID: RNCH.5) 36
The Ranch TPM No. 38114 (MAP ID: RNCH.6) 37
Hamner Place (MAP ID: HPLC) 38
Hotel Suites (HPLC.1) *39*
Hamner Place Gas Station and C-Store Appeal (HLPC.2A) *40*
Hamner Place Gas Station and C-Store (HLPC.2B) *41*
Hamner Place Retail Suites D.R (HPLC.3) *42*
Hamner Place TPM No. 37955 (MAP ID: HPLC.4) *43*
The Merge (MAP ID: MRG) *44*
Retail Minor D.R (MRG.1) *45*
Retail Major Shops 4 D.R (MRG.2) *46*
Retail Shops 4 C.U.P (MRG.3) *47*
Bushfire Kitchen Alcohol CUP (MAP ID: MRG.5) *48*
The Merge Pad 2 (MAP ID: MRG.6) *49*
Dog Haus Alcohol CUP Type 41 (MAP ID: MRG.7) *50*
Dog Haus Alcohol CUP Type 47 (MAP ID: MRG.7) *51*
The Merge Pad 2 - Taco Bell (MAP ID: MRG.8) *52*
Walmart (MAP ID: WMT) 53
Walmart EOT (MAP ID: WMT.1) 54
Sendero Homes (MAP ID: SH.1) 55
Sendero Front Loaded Homes (MAP ID: SH.2) 56
Prado Homes (MAP ID: PRDH) 57
Pulte Homes (MAP ID: PLTH) 58
Sunshine Growers (MAP ID: SUN) 59
Gossett Self-Storage (MAP ID: GOSS) 60
Van Leeuwen GP Amendment (MAP ID: VAN) 61
The Homestead (MAP ID: HSTD) 62
Dutch Bros Coffee DR and CUP (MAP ID: DTCH) 63

WABI SABI JAPANESE RESTAURANT ALCOHOL CUP (MAP ID: WABI) 64
ARCHIBALD AND CHANDLER RETAIL (MAP ID: ACR) 65
DUNKIN DONUTS AND CARWASH DR AND CUP (MAP ID: DUNK) 66

FUTURE **67**

THE LEAL PLAN (MAP ID: LEAL) 67

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1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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In-Process/Review

Sumner Place Mixed-Use Development (MAP ID: SMNR)

Project:	Sumner Place Mixed-Use Development
Project No.	PLN20-20063_GPA001_DR002_COZ001_TPM38031_TTM38032
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	**General Plan Amendment** to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Highest Density Residential (HHDR 20.1-40 du/ac). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of 216-unit apartment project on over 9.3 acres, consisting of seven two (2) to three (3) story type "V" apartment buildings with tuck under garages and surface parking, and a 5000 s.f. commercial building (located at the corner of Sumner Ave. and Schleisman Rd.). **Tentative Parcel Map** to create two (2) parcels one residential and one commercial. **Tentative Tract Map** for condominium purposes.
Planner:	Allen Lim/Gustavo Gonzalez

Notes:

- Received application on 11.5.20
- SB18 and AB52 notice provided.
- Comments provided to applicant 12.10.20
- On 5.19.21 the Planning Commission continued the item to June 16, 2021.

Project Map:



Current Status:

- On June 16, 2021, the Planning Commission PLN20-20063 continued the hearing item off calendar.

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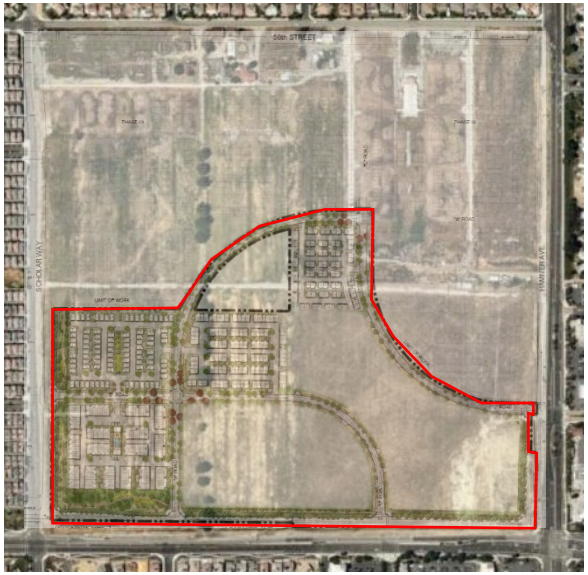
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

Project:	Leal Ranch Residential Tentative Tract Map (Phase A)
Project No.	PLN22-20087 TTM No. 38594
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Tentative Tract Map** to create 64 lots over 69.8 acres of land to facilitate various site improvements and initiate the residential development of PA-1, PA-6, PA-7A, and PA-8 of the Leal Ranch Master Plan.
Planner:	Gina Gibson-Williams

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.

Project Map:



Current Status:

- The project is incomplete and staff is awaiting resubmittal

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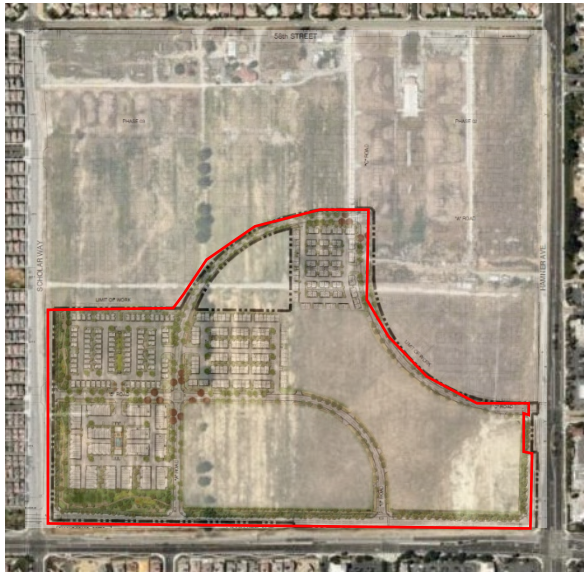
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Overall DR (Phase A)
Project No.	PLN22-20088 DR006
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the overall Leal Phase A Residential Development and associated site improvements (PA-1, PA-6, PA-7A, and PA-8)
Planner:	Gustavo Gonzalez

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.

Project Map:



Current Status:

- The project is incomplete and staff is awaiting resubmittal

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Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)

Project:	Leal Ranch Residential PA-1 (Phase A)
Project No.	PLN22-20089 DR007
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	**Major Development Review** for the development of 168 new residential units within Planning Area 1 of the Leal Master Plan. Plan types will consist of townhomes (10 plex and 11 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.

Project Map:



Current Status:

- The project is incomplete and staff is awaiting resubmittal

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Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)

Project:	Leal Ranch Residential Planning Area- 6 (Phase A)
Project No.	PLN22-20090 DR008
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the development of 102 new residential units within Planning Area 6 of the Leal Master Plan. Plan types will consist of townhomes (Duplex to 6 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.

Project Map:



Current Status:

- The project is incomplete and staff is awaiting resubmittal

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Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)

Project:	Leal Ranch Residential Planning Area-7A (Phase A)
Project No.	PLN22-20091 DR009
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	**Major Development Review** for the development of 94 single family residential units within Planning Area-7A of the Leal Master Plan.
Planner:	Allen Lim

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.

Project Map:



Current Status:

- The project is incomplete and staff is awaiting resubmittal

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Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

Project:	Leal Ranch Residential Planning Area 8 (Phase A)
Project No.	PLN22-20092 DR010
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the development of 74 single family residential units within Planning Area 8 of the Leal Master Plan.
Planner:	Allen Lim

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.

Project Map:



Current Status:

- The project is incomplete and staff is awaiting resubmittal

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Archibald and Chandler Retail (MAP ID: ACR)

Project:	Archibald and Chandler Retail Center
Project No.	PLN23-20018 TPM, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006
Project Location:	Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	**Minor Development Review** for a commercial development on a 2.71-acre site comprised of a 3,500 square feet sit-down restaurant, a 3,598 square feet drive-through carwash, and a 950 square feet drive-through restaurant. **Tentative Parcel Map** to subdivide a 2.71-acre site into three (3) parcels. **Conditional Use Permit** for the operation of a drive-through restaurant. **Conditional Use Permit** for the operation of a drive-through carwash.
Planner:	Jamie K. Cerda

Notes:

- Received application on 04.11.23

Project Map:



Current Status:

- The project is currently under review

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Approved/ Entitled

Goodman Commerce Center (MAP ID: GCC)

Project:	Goodman Commerce Center (formally Lewis Eastvale Commerce Center)
Project No.	11-0271 **see related projects below
Project Location:	190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road
Project Description:	General Plan Amendment, Change of Zone, and Specific Plan to provide a mix of warehousing, light industrial, office, and retail uses. Major Development Review for the development of two industrial buildings of approximately 1,007,705 square feet and 1,033,192 square feet. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

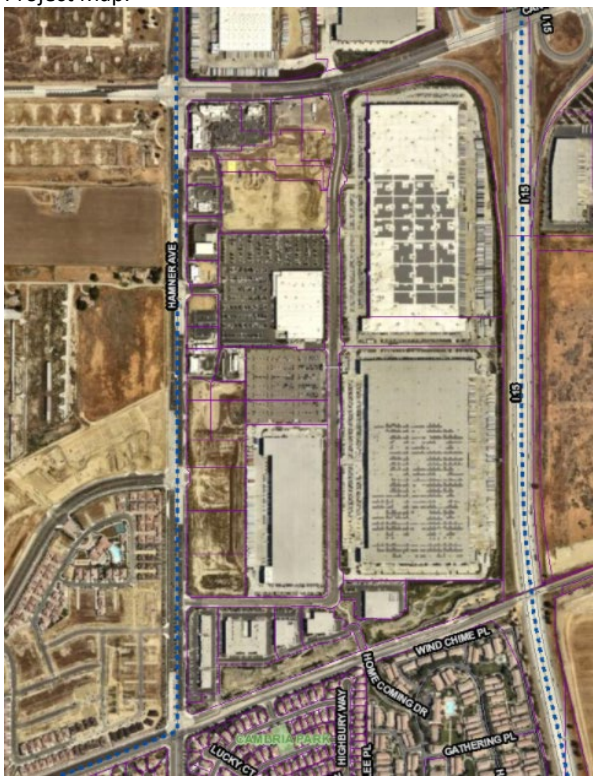
Notes:

- Approved by City Council on November 12, 2014

See the following projects for more recent activity at the Goodman Commerce Center Development:

- Project No. PLN17-20033 Retail Building CR-3 – Starbucks & other tenants (GCC.1)
- Project No. PLN18-20014 Retail Building CR-12 – Quick Quack Carwash (GCC.2)
- Project No. PLN18-20042 Retail Building CR-11 – Multi-Tenant (GCC.3)
- Project No. PLN19-20006 Retail Building CR-10- Chick-fil-A (GCC.4)
- Project No. PLN19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
- Project No. PLN19-20064 Retail Building CR-6 (GCC.6)
- Project No. PLN20-20018 Retail Building CR-6A, CRA, CR-B, CR-C
- Project No. PLN21-20063 Retail Building CR-1
- Project No. PLN21-20068 Retail Building CR-2
- Project No. PLN22-20025 Planning Area-4 Development

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

Retail Unit CR-12 (GCC.1)

Project:	Goodman Retail CR-12 – Quick Quack Car Wash
Project No.	PLN18-20014
Project Location:	West of Amazon off-site parking lot and south of Costco parking lot in the retail portion of Goodman Commerce Center
Project Description:	Major Development Review for a proposed self-serve car wash with a 3,571-square foot car-wash tunnel, vacuum canopy structure, and associated parking.
Planner:	Allen Lim

Notes:

- Received application on March 21, 2018.
- Planning Commission approval on June 20, 2018.
- Revised construction plans approved on May 30, 2019.

Project Map:



Current Status:

- Quick Quack Car Wash is completed and in operation

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Retail Unit CR-3/SBUX (GCC.2)

Project:	Goodman Retail Building CR-3 and Starbucks Drive-Through DR & CUP
Project No.	PLN17-20033
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way; Goodman Commerce Center
Project Description:	Major Development Review for the development of CR-3, a 4,000 square-foot multi-tenant building and Conditional Use Permit for a drive-through located in the retail portion of the Goodman Commerce Center
Planner:	Allen Lim

Notes:

- Planning Commission approval on March 21, 2018.
- Starbucks in operation as of February 7, 2019.



Project Map:



Current Status:

- Starbucks is completed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Multi-Tenant Unit CR-11 (GCC.3)

Project:	Goodman Commerce Center CR-11 – Multi-Tenant Building
Project No.	PLN18-20042
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road and west of Goodman Way, Parcel 10 of Parcel Map 37208; (Assessor's Parcel Number 160-020-078)
Project Description:	Major Development Review for a new 6,000 square-foot multi-tenant retail building on a 37,250 square-foot site.
Planner:	Allen Lim

Notes:

- Received application on July 26, 2018.
- Building plans received November 20, 2018. Comments provided to applicant December 27, 2018.
- Approved by Planning Commission on October 17, 2018.
- Landscape plans approved on January 21, 2019.
- Revised construction plans approved on February 19, 2019.
- On 10.17.18 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- Building is completed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Chick-fil-A (GCC.4)

Project:	Chick-fil-A at Goodman Commerce Center
Project No.	PLN19-20006
Project Location:	5080 Hamner Avenue (Assessor Parcel Numbers: 160-020-079) (Goodman CR-10)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a 4,833 sq. ft. restaurant with two drive-through lanes
Planner:	Allen Lim

Notes:

- Received application on February 19, 2019.
- Incompleteness letter sent on March 13, 2019.
- Comment letter sent on March 25, 2019.
- Meeting with applicant on April 3, 2019 to discuss comment letter.
- Revised plans received on April 12th and April 29th.
- On 5.15.19 the Planning Commission approved the project subject to conditions of approval.



Project Map:



Current Status:

- Chick-fil-A is completed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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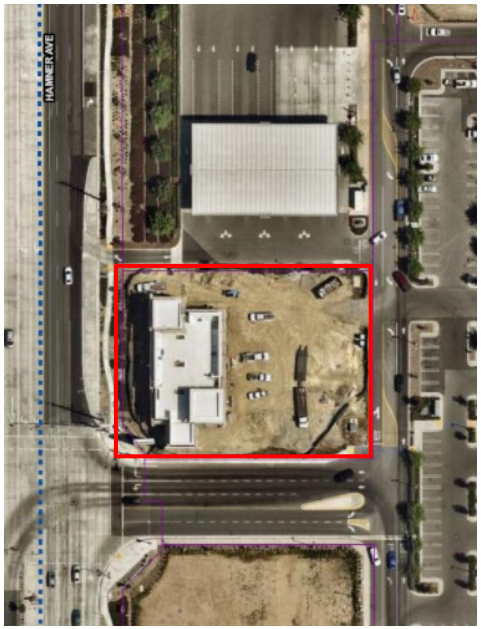
Altura Credit Union D.R (GCC.5)

Project:	Goodman Commerce Center CR-8 Altura Credit Union - Major Development Review (DR)
Project No.	PLN19-20063
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel 10 of Parcel Map 37208; (Assessor's Parcel Number: 160-020-082)
Project Description:	▪ Major Development Review for the development of a Credit Union Bank (CR-8) totaling approximately 5,000 square feet
Planner:	Allen Lim/Gina Gibson-Williams

Notes:

- Received application on December 12, 2019.
- Routed for department review on December 23, 2019.
- Planning and department comments provided to applicant on January 23, 2020.
- Resubmittal received on January 30, 2020.
- On 2.19.20 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- Building is completed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Building CR-6 D.R (GCC.6)

Project:	Goodman Commerce Center CR-6– Major Development Review (DR)
Project No.	PLN19-20064
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road – West of Goodman Way Parcel "A" of Lot Line Adjustment 2018-001; (Assessor's Parcel Number: 160-020-088)
Project Description:	▪ Major Development Review for the development of a multi-tenant retail building (CR-6) totaling approximately 4,800 square-feet
Planner:	Allen Lim/Gina Gibson-Williams

Notes:

- Received application on December 12, 2019.
- Routed for department review on December 23, 2019.
- Planning and department comments provided to applicant on January 23, 2020.

Project Map:



Current Status:

- The Planning Commission approved the project on February 19, 2020.

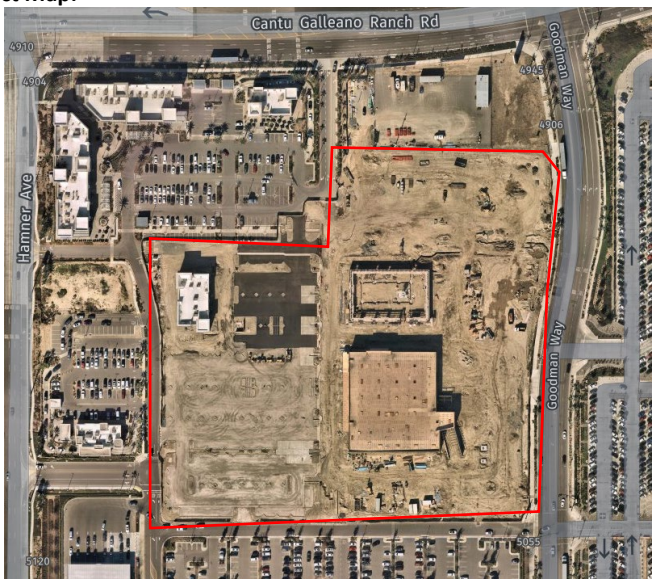
1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

"CR-6A, CR-A, CR-B (Tawa), and CR-C (Food Hall)" (GCC.7)

Project:	Goodman Commerce Center "The Station" Planning Area 1 CR-6A, CR-A, CR-B, CR-C
Project No.:	PLN20-20018 DR001 TPM37936 CUP002
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road, west of Goodman Way; Assessor's Parcel Number (APN): 160-020-066, -068, -071, -084
Project Description:	▪ **Major Development Review**: ○ 6,000 sf. retail building (CR-6A) located on a building pad directly east of CR-6. ○ 21,500 square foot retail building (CR-A) locating directly north of the Costco Wholesale Store. ○ 35,000 square foot retail grocery building (CR-B) located adjacent to CR-A. This use is proposed to be a typical, full service, grocery retailer. ○ 16,000 square foot food hall (CR-C) located across from the grocery retailer, accessed through a shared courtyard entrance. ▪ **Tentative Parcel map** to create 11 commercial parcels and facilitate various site and circulation improvements would be made to connect the parking areas to the nearby roadways. ▪ **Conditional Use Permit t**o allow for the on-site consumption in association with bona-fide food sale/restaurant uses and the off-site sale for the grocery retail store.
Planner:	▪ Gustavo Gonzalez

Notes:
- Application submitted on May 14, 2020.
- Distributed to Development Review Committee on May 21, 2020 and received comments and draft conditions on June 11, 2020.
- Approved by the Planning Commission on July 15, 2020.

Project Map:



Current Status:
- Buildings are currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Zeppin Sushi CUP (MAP ID: GCC.8)

Project:	Zeppin Sushi Alcohol CUP
Project No.:	PLN21-20036_CUP_008 Zeppin Sushi Alcohol CUP
Project Location:	4910 Hamner Avenue, Suite 170; Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road (The Station – Goodman Commerce Center) (APN) 160-510-019
Project Description:	**Conditional Use Permit (CUP)**: To allow the on-site sale/consumption of beer and wine in conjunction with a new sit-down restaurant (Zeppin Sushi)
Planner:	Allen Lim

Notes:

- Received application on 6.28.21

Project Map:



Current Status:

- On July 21, 2021, the Planning Commission approved PLN21-20036 subject to the conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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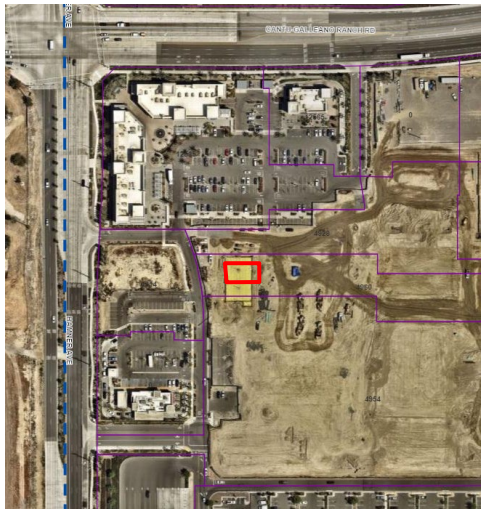
GCC Crying Tiger Bistro and Bar Alcohol CUP (MAP ID: GCC.9)

Project:	GCC Crying Tiger Bistro and Bar Alcohol Conditional Use Permit
Project No.:	PLN21-20057_CUP010
Project Location:	4916 Hamner Ave. Suite #120 at the Southeast corner of Cantu-Galleano Ranch Road and Limonite Avenue; (Assessor's Parcel Number: 160-510-017)
Project Description:	**Conditional Use Permit:** Full-service Thai restaurant and bar for sale of beer, wine, and distilled spirits for on-site consumption located at the Station located on the southeast corner of Cantu-Galleano Ranch Rd. and Limonite Ave. The CUP request is specific to one of the multi-tenant spaces for CR-6A
Planner:	Jamie K. Cerda

Notes:

- Received application on 9.8.21

Project Map:



Current Status:

- On October 20, 2021, the Planning Commission approved the project subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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GCC CR-1 DR (MAP ID: GCC.10)

Project:	GCC CR-1 DR
Project No.:	PLN21-20063_DR012
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd. ; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Major Development Review** for the development of a 5,213 square foot PAD building (CR-1) and 575 square foot outdoor patio for a total of 5,788 square feet for a proposed restaurant building.
Planner:	Jamie K. Cerda

Notes:

- Received application on November 17, 2021.
- On January 19, 2022, PLN21-20063 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- On July 7, 2022, Planning staff received construction documents for review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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GCC CR-2 DR (MAP ID: GCC.11)

Project:	GCC CR-2 DR
Project No.:	PLN21-20068_DR013
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-022
Project Description:	**Major Development Review** including site planning and architecture for the development of a 7,757 square foot PAD building (CR-2) for a proposed restaurant building.
Planner:	Jamie K. Cerda

Notes:

- Received application on November 17, 2021

Project Map:



Current Status:

- On January 19, 2022, PLN21-20068 was approved by the Planning Commission subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

Project:	GCC CR-1 Alcohol CUP and VAR
Project No.:	PLN22-20010_CUP002_VAR001
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-1) restaurant (dba Chili's). **Variance** to request modification to the sign standards to allow four (4) tenant wall signs.
Planner:	Jamie K. Cerda

Notes:

- Received application on March 7, 2022

Project Map:



Current Status:

- On April 20, 2022, PLN22-20012 was approved by the Planning Commission subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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GCC CR-2 Alcohol CUP (MAP ID: GCC.12)

Project:	GCC CR-2 Alcohol CUP
Project No.:	PLN21-20072_CUP011
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-022
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-2) restaurant.
Planner:	Allen Lim

Notes:

- Received application on January 4, 2022
- On January 19, 2022, the Planning Commission continued project PLN21-20072 off calendar.

Project Map:



Current Status:

- On July 20, 2022, the Planning Commission approved PLN21-20071 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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GCC Cuts Korean BBQ Alcohol CUP (MAP ID: GCC.14)

Project:	GCC Cuts Korean BBQ Alcohol CUP
Project No.:	PLN22-20021_CUP003
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-019
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer, wine, and distilled spirits at an existing tenant space in The Station – Goodman Commerce Center
Planner:	Allen Lim

Notes:

- Received application on April 6, 2022

Project Map:



Current Status:

- On July 20, 2022, the Planning Commission approved PLN22-20021 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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GCC Devil's Kitchen Alcohol CUP (MAP ID: GCC.16)

Project:	GCC Devil's Kitchen Alcohol CUP
Project No.:	PLN22-20041_CUP005
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-019)
Project Description:	**Conditional Use Permit (CUP)** for the on-sale and consumption of beer and wine at an existing tenant space in The Station – Goodman Commerce Center
Planner:	Allen Lim

Notes:

- Received application on June 15, 2022

Project Map:



Current Status:

- On July 20, 2022, the Planning Commission approved PLN22-20041 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)

Project:	GCC Planning Area 4 DR and TPM
Project No.:	PLN22-20025 CR-13 and TPM No. 38438, PLN22-20056 DR CR-14, PLN22-20057 DR CR-15, PLN22-20058 DR CR-16, PLN22-20059 DR CR-17
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)
Project Description:	**Major Development Review (DR)** for development of five (5) business park buildings ranging in size from 40,000 sf to 59,987 sf in Planning Area 4 of the Goodman Commerce Center in Eastvale Specific Plan. **TPM No. 38438:** For the reconfiguration of a 14.4-acre site into five (5) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on April 20, 2022.
- Project was deemed incomplete by Staff on May 19, 2022.
- Received resubmittal on August 8, 2022.
- Project was deemed incomplete by Staff on August 24, 2022.
- Project was deemed complete by Staff on September 28, 2022.

Project Map:



Current Status:

- On October 19, 2022, the Planning Commission approved PLN22-20025, -56 through -59 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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The Campus (MAP ID: CAM)

Project:	The Campus (former Providence Business Park)
Project No.	12-0750
Project Location:	West of Archibald Avenue and approximately 750 ft. south of Limonite Avenue (APNs 144-010-002, -033, -037 & -038)
Project Description:	Change of Zone, Major Development Review, and Tentative Parcel Map for the development of a business park consisting of 11 new industrial buildings ranging from 12,850 square feet to 129,000 square feet (totaling approximately 694,770 square feet), one 2-story office building of 33,600 square feet, and two retail buildings totaling 10,600 square feet on 53.37 gross acres of vacant land (former Bircher's site). CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

- Approved by City Council on April 9, 2014
- All industrial buildings are built and occupied.
- See the following projects for more recent activity at The Campus (former Providence Business Park) Development:
  - PLN19-20001 The Campus Self-Storage Facility DR, CUP (CAM.1)
  - PLN19-20008 The Campus 7-Eleven DR, CUP (CAM.2)
- Front land abutting Archibald has been entitled with The Campus Self-Storage and The Campus 7-Eleven.

Project Map:



Current Status:

- The Campus (industrial buildings) are constructed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Self-Storage D.R & C.U.P (CAM.1)

Project:	The Campus Self-Storage Facility DR & CUP
Project No.	PLN19-20001
Project Location:	West side of Archibald Avenue and South of Providence Way; (Assessor Parcel Number: 144-010-063)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a 4-story, self-storage facility in the front portion of The Campus development.
Planner:	Allen Lim

Notes:

- Received application on January 22, 2019.
- This project would replace an earlier approval for a two-story office building at this location.
- Application incompleteness letter sent on February 11, 2019.
- Comment letter sent on February 25, 2019.
- Second resubmittal received on February 27, 2019.
- 2nd incomplete application letter sent on March 13, 2019.
- 3rd resubmittal received on May 23, 2019.
- 4th submittal received on June 7, 2019.
- On 7.17.19 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- The self-storage facility is constructed.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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7-Eleven D.R. & C.U.P (CAM.2A)

Project:	The Campus 7-Eleven Gas Station DR, CUP's
Project No.	PLN19-20008
Project Location:	The Campus (West side of Archibald and South of Providence Way); (Assessor Parcel Number: 144-010-063)
Project Description:	Major Development Review and Conditional Use Permit for development and operation of a convenience store, gas station and carwash.
Planner:	Allen Lim

Notes:

- Received application on February 26, 2019.
- Incomplete letter sent on March 14, 2019.
- Comment letter sent on March 22, 2019.
- 2nd resubmittal received on May 17, 2019.
- 3rd submittal received on June 7, 2019.
- On July 17, 2019, the Planning Commission approved the project subject to conditions of approval. (See **PLN19-20029**)

Project Map:



Current Status:

- Construction plans are currently under review, awaiting further documents to be provided by applicant.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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7-Eleven Appeal (CAM.2B)

Project:	The Campus 7-Eleven Gas Station DR Appeal
Project No.	PLN19-20029
Project Location:	The Campus (West side of Archibald and South of Providence Way); (Assessor Parcel Number: 144-010-063)
Project Description:	▪ Appeal Planning Commission's approval of a Major Development Review and Conditional Use Permit for development and operation of a convenience store, gas station and carwash.
Planner:	Allen Lim

Notes:

- Received application on July 29, 2019.

Project Map:



Current Status:

- City Council denied the appeal and recommended new conditions on August 28, 2019. See PLN19-20008 for current status.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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The Ranch (MAP ID: RNCH)

Project:	The Ranch
Project No.	15-0783
Project Location:	Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel. Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)
Project Description:	• Specific Plan Amendment to modify boundaries 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. • Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. • Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

- Approved by City Council on December 9, 2015.
- February 19, 2016, a new owner purchased the six (6) industrial lots.
- Monument Sign approved on February 1, 2018.
- See the following projects for more recent activity at The Ranch:
  - Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3. (RNCH.1)
  - Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9 (RNCH.2)
  - Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9 (RNCH.3)
  - Project No. PLN19-20035: Summit Development – Major Development Review for Planning Area 6 (RNCH.4)

Project Map



Current Status:

- Approved.
- Continue discussing potential development for commercial portion.
- Construction of six industrial/warehouse buildings are completed.
- A resolution for the Final Cancellation of the Williamson Act Contract for the Rodriguez Site was adopted by City Council meeting on July 24, 2019.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Warehouse/Industrial D.R (RNCH.1)

Project:	The Ranch Planning Area 3 Warehouse/Industrial Building
Project No.	PLN18-20007
Project Location:	Planning Area 3 of The Ranch at Eastvale
Project Description:	Major Development Review to construct an 88,000 square-foot industrial building on 5 acres in Planning Area 3 of The Ranch at Eastvale.
Planner:	Allen Lim

Notes:

- Received application on February 14, 2018.
- On May 16, 2018**,** Planning Commission approved Major Development Review
- Approved construction plans October 31, 2018.



Project Map:



Current Status:

- The building is completed and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Howard Industrial (RNCH.2)

Project:	Howard Industrial at The Ranch (Rodriguez Site)
Project No.	PLN18-20050
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 7, 8 and 9); Assessor's Parcel Numbers: 144-010-009 and 144-010-004, and 144-010-005
Project Description:	▪ Major Development Review for development of a 21-acre site for light industrial uses located in Planning Areas 7 and 9 of The Ranch Specific Plan ▪ Tentative Parcel Map to subdivide the project site. ▪ Diminishment of Agricultural Preserve & Williamson Act Cancellation for the project site.
Planner:	Allen Lim

Notes:

- Agricultural Preservation & Williamson Act Cancellation submitted on September 4, 2018.
- Major Development Review and Tentative Parcel Map received on October 24, 2018.
- Approved by Planning Commission for Major Development Review and Tentative Parcel Map on December 19, 2018.
- Approved by City Council for diminishment of the agricultural preserve and tentative cancellation of the Williamson Act contract on February 13, 2019.
- Staff is in discussion with a new owner regarding design changes.
- A resolution for the Final Cancellation of Williamson Act Contract was adopted by City Council July 24, 2019.

Project Map:



Current Status:

- See **PLN19-20034** for current status with new owner.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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The Ranch by Transwestern D.R (RNCH.3)

Project:	The Ranch by Transwestern (Rodriguez Site)
Project No.	PLN19-20034
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 7, 8 and 9); (Assessor's Parcel Numbers: 144-010-009 and 144-010-004, and 144-010-005)
Project Description:	▪ Major Development Review (DR) and an Amendment to the Tentative Parcel Map (TPM) to construct 2 light industrial warehouses on the Rodriguez Site (Planning Area 7, 8, and 9) located on the southeast corner of Moon Place and Remington Avenue.
Planner:	Allen Lim

Notes:

- Received application on September 3, 2019.
- Routed to other departments for review.
- Incompleteness letter provided to applicant on October 8, 2019.
- Precise Grading Plans received 12/23/19; Precise Grading comments provided 1/13/20; Awaiting resubmittal of Major Development Review and Precise Grade.
- Routed for comments from other departments on February 12, 2020.
- Received comments on February 26, 2020.
- Received Submittal 3 on April 8, 2020.
- On 6.17.21 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- The Ranch by Transwestern (Industrial Buildings 1 and 2) are completed.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Summit Development (RNCH.4)

Project:	The Ranch by Summit Development (Parcel 14)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	East end of Limonite Avenue (The Ranch Planning Area 6); (Assessor's Parcel Number: 144-010-058)
Project Description:	**Major Development Review** for a 61,000 square foot light industrial building on 4.36 acres of Parcel 14 on The Ranch. The building will be located in Planning Area 6 of The Ranch Specific Plan.
Planner:	Allen Lim

Notes:

- Received pre-application on September 12, 2019.
- Routed to other departments for review.
- Comments provided to applicant 10/17/19.
- Formal submittal received January 15, 2020 – Routed for department review.
- On 2.19.20 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- Construction documents currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Beyond Food Mart at The Ranch (MAP ID: RNCH.5)

Project:	Beyond Food Mart Major Development Review and Conditional Use Permit(s)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	Northeast corner of Hellman Ave. and Limonite Ave. at The Ranch Specific Plan (Assessor Parcel Number: 144-010-077)
Project Description:	**Major Development Review,** for the construction of a new 7,150 square-foot Beyond Food Mart with a single lane drive-through operation, a 5,177 square-foot canopy, and a 2,312 square-foot drive-through carwash **Conditional Use Permit,** for the operation of automobile service station with concurrent off sale of beer and wine (Type 20) **Conditional Use Permit,** for the operation of a C-Store with a drive-through **Conditional Use Permit,** for the operation of a drive-through carwash
Planner:	Allen Lim

Notes:

- Received application on 3.17.21
- On November 17, 2021, the Planning Commission approved project PLN21-20014, subject to conditions of approval.

Project Map:



Current Status:

- Awaiting on submission of construction documents for review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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The Ranch TPM No. 38114 (MAP ID: RNCH.6)

Project:	The Ranch TPM No. 38114
Project No.	PLN22-20009_TPM38114
Project Location:	Northeast corner of Limonite Avenue and Hellman Avenue; Assessor Parcel Number (APN) 144-010-077
Project Description:	**Tentative Parcel Map** to subdivide one (1) 10.68 acres into two (2) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on March 2, 2022

Project Map:



Current Status:

- On May 18th, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Hamner Place (MAP ID: HPLC)

Project:	Hamner Place (former Polopolus Property)
Project No.	PLN17-20015
Project Location:	7270 Hamner Avenue; North of Silver Lakes Sports Complex and east of Hamner Avenue. APNs: 152-060-002 and -003
Project Description:	General Plan Amendment, Change of Zone, Tentative Parcel Map, and Major Development Review for the development of a retail center, and four Conditional Use Permits for the operations of certain uses and sales of alcohols. CEQA: Environmental Impact Report (EIR)
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- June 25, 2018, applicant withdrew two Conditional Use Permits (for a drive-through on Pads 2 and for alcohol sales in a future gas station convenience store).
- June 27, 2018: City Council certified the Final EIR and approved all applications. Notice of Determination recorded on June 28, 2018.
- See the following projects in the retail center:
- Project No. PLN18-20041: Hamner Place Gas Station and Convenience Store DR CUP
- Project No. PLN19-20023: Lewis Retail Suites Hotel DR CUP
- Project No. PLN19-20053: Retail Suites DR
- Project No. PLN19-20044: Appeal Hamner Place Gas Station and Convenience Store DR CUP
- Mass grading plan received on June 10, 2019; comments provided on June 12, 2019 requesting for documentations showing compliance with the conditions of approval for grading permit issuance.
- Rough grading plans received on June 24, 2019; Received documentation showing compliance to Conditions of Approval and approved July 2, 2019.
- Groundbreaking July 12, 2019

Project Map:



Current Status:

- Hamner Place is currently under construction (building permits issued).

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Hotel Suites (HPLC.1)

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	**Major Development Review** for a hotel and a banquet facility and a **Conditional Use Permit** for the sale of alcohol for on-site consumption.
Planner:	Gina Gibson-Williams

Notes:

- Received application on June 6, 2019.

See the following project for more information:

- PLN17-20015: Hamner Place (former Polopolus Property)
- Approved by Planning Commission on June 19, 2019.
- Building plans received for review on January 30, 2020.

Project Map:



Current Status:

- The Staybridge Suites is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Hamner Place Gas Station and C-Store Appeal (HLPC.2A)

Project:	Appeal for Hamner Place Gas Station (Hamner Place) DR & CUP
Project No.	PLN19-20055 (see PLN18-20041)
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd.; (Assessor's Parcel Number: 152-060-003)
Project Description:	Appeal Planning Commission's denial for the Major Development Review for a new gas station with a 3,018 square-foot convenience store, 3,472 square-foot canopy and a Conditional Use Permit, to allow the sales of beer and wine for off-site consumption (See Map ID: 19)
Planner:	Allen Lim

Notes:

- Received application on November 26, 2019

Project Map:



Current Status:

- City Council approved the project and recommended new conditions of approval on January 22, 2020. See PLN18-20041 for current status.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Hamner Place Gas Station and C-Store (HLPC.2B)

Project:	Hamner Place Gas Station and C-Store (former Polopolus Property)
Project No.	PLN18-20041
Project Location:	7180 Hamner Avenue; northeast corner of Hamner Ave. and Schleisman Rd.; (Assessor's Parcel Number: 152-060-003)
Project Description:	**Major Development Review** for a new gas station with a 3,018 square-foot convenience store, a 3,472 square-foot canopy with five (5) fueling dispensers, and associated site improvements. **Conditional Use Permit** for sales of beer and wine for off-site consumption.
Planner:	Allen Lim

Notes:

- Received application on July 24, 2018; has been routed to the other departments for a review.
- Incompleteness letter out to applicant on August 28, 2018.
- Comment letter provided to applicant on September 18, 2018.
- Second revised development plans received November 5, 2018.
- Second submittal comment letter provided to applicant on November 14, 2018.
- Third revised development plans received January 22, 2019.
- Incompleteness letter to applicant on February 12, 2019.
- Comment letter sent to applicant on February 20, 2019.
- Planning Commission denied the project on November 20, 2019.
- Applicant has applied to appeal the Planning Commission's decision on November 20, 2019 (See PLN19-20055)
- City Council approved the appeal and recommended new conditions of approval on January 22, 2020.

Project Map:



Current Status:

- Awaiting additional construction documentation from applicant.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Hamner Place Retail Suites D.R (HPLC.3)

Project:	Hamner Place Retail Suites – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor's Parcel Number: 152-060-003)
Project Description:	**Major Development Review** for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.
Planner:	Gina Gibson-Williams

Notes:

- Received application on November 21, 2019.

Project Map:



Current Status:

- On December 18, 2019, the Planning Commission approved project PLN19-20053 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Hamner Place TPM No. 37955 (MAP ID: HPLC.4)

Project:	Hamner Place TPM No. 37955
Project No.	PLN21-20038 TPM No. 37955 Hamner Place Tentative Parcel Map
Project Location:	East of Hamner Avenue and south of Schleisman Road (Hamner Place); APN 152-060-060 and 152-060-047
Project Description:	**Tentative Parcel Map (TPM):** To subdivide approximately 4.2 acres consisting of two (2) parcels into four (4) parcels to accommodate a future building pads in the C-1/C-P)
Planner:	Allen Lim

Notes:

- Received application on 6.28.21
- On July 21, 2021, the Planning Commission continued the item to the September 15th Planning Commission meeting.
- On 9.15.21 the Planning Commission continued the item to the October 20th Planning Commission meeting.

Project Map:



Current Status:

- On October 20, 2021, the Planning Commission approved the project subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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The Merge (MAP ID: MRG)

Project:	The Merge Retail and Industrial Center
Project No.	PLN18-20026
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; APN: 164-010-019-6
Project Description:	**Major Development Review**, **Tentative Parcel Map**, and **Variance** for the development of a retail and light industrial center on an approximately 26-acre site, and various **Conditional Use Permits** for certain uses.
Planner:	Allen Lim

Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review. January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Construction building plans for industrial buildings 1-6 approved by Planning 11.25.19
- Sprouts (Major 1) is completed and in operation 10.28.20

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction (pending entitlement and construction of PAD2).

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Retail Minor D.R (MRG.1)

Project:	The Merge Retail (Major 2) Minor Development Review
Project No.	PLN19-20041
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	▪ Minor Development Review to replace the previously approved pharmacy with a drive through to two (2) retail buildings.
Planner:	Allen Lim

Notes:

- Received application on October 28, 2019.
- Application has been deemed incomplete on December 23, 2019.
- Received resubmittal on February 3, 2020.
- On February 26, 2020, the Planning Division approved the project subject to conditions of approval.

Project Map:



Current Status:

- The building is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Retail Major Shops 4 D.R (MRG.2)

Project:	The Merge Retail Major Development Review (DR) Shops 4
Project No.	PLN19-20049
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	▪ Major Development Review for the addition of one new building with a drive-through Shops 4 with drive-through is estimated to be 10,500 square feet.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019.
- On February 19, 2020, the Planning Commission approved PLN19-20049 subject to conditions of approval.

Project Map:



Current Status:

- The building is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Retail Shops 4 C.U.P (MRG.3)

Project:	The Merge Retail Shops 4 Drive-Through CUP
Project No.	PLN19-20050
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; (Assessor's Parcel Number: 164-010-019-6)
Project Description:	▪ Conditional Use Permit for the operation of a Drive-Through at Shops 4 of the Merge.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on November 7, 2019.
- Application has been deemed incomplete November 7, 2019.

Project Map:



Current Status:

- On February 19, 2020, the Planning Commission approved CUP PLN19-20050 subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Bushfire Kitchen Alcohol CUP (MAP ID: MRG.5)

Project:	Bushfire Kitchen Alcohol CUP
Project No.	PLN21-20028_CUP006 Bushfire Kitchen Alcohol CUP
Project Location:	14134 Limonite Ave Suite 240 Eastvale at The Merge, CA 92880; Assessor Parcel Number (APN) 164-010-019
Project Description:	**Conditional Use Permit (CUP)**: to allow the sale and consumption of beer, wine, and distilled spirits on-site
Planner:	Allen Lim

Notes:

- Received application on 5.19.21
- On June 16, 2021, the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- Bushfire Kitchen is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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The Merge Pad 2 (MAP ID: MRG.6)

Project:	The Merge Pad 2 Major Development Review and Conditional Use Permit
Project No.	PLN21-20047_DR005_CUP009 The Merge – Pad 2
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue – Suite 400; (Assessor's Parcel Number: 164-010-019)
Project Description:	**Major Development Review (DR):** To allow the construction of one (1) commercial retail building (2,000 sf building with an outdoor seating area) with a shaded communal area in between a future proposed retail building
Planner:	Allen Lim

Notes:

- Received application on 8.2.21
- On October 20, 2021, the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- Construction documents currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Dog Haus Alcohol CUP Type 41 (MAP ID: MRG.7)

Project:	Dog Haus Alcohol CUP Type 41 at The Merge
Project No.	PLN22-20006_CUP001
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; Assessor Parcel Number (APN) 164-010-041
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer and wine at an existing tenant space in The Merge Retail Center.
Planner:	Allen Lim

Notes:

- Received application on February 7, 2022
- On March 16, 2022, the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- Dog Haus is complete and in operation.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Dog Haus Alcohol CUP Type 47 (MAP ID: MRG.7)

Project:	Dog Haus Alcohol CUP Type 47 at The Merge
Project No.	PLN23-20001 CUP001
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; Assessor Parcel Number (APN) 164-010-041
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer and wine and distilled spirits at an existing tenant space in The Merge Retail Center.
Planner:	Jamie K. Cerda

Notes:

- Received application on 1.26.23

Project Map:



Current Status:

- On **February 15, 2023**, the Planning Commission approved the project subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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The Merge Pad 2 - Taco Bell (MAP ID: MRG.8)

Project:	The Merge Pad 2 – Taco Bell
Project No.	PLN22-20069 MDR009 and CUP005
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)
Project Description:	**Minor Development Review (MDR)** for development of a 2,210-square-foot retail building in The Merge Retail Center. **Conditional Use Permit (CUP)** to allow the establishment and operation of a drive-through in conjunction with the proposed retail.
Planner:	Jamie K. Cerda

Notes:

- Received application on October 3, 2022.
- Project was deemed incomplete on October 11, 2022.
- Resubmittal received on October 20, 2022.
- Project was deemed complete by Staff on November 1, 2022.

Project Map:



Current Status:

- On November 16, 2022, the Planning Commission approved project PLN22-20069, subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

Notes:

- City Council approval on April 26, 2017.
- Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- Public review of DEIR available from September 27 to November 17, 2016.
- On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.
- Waiting for applicant to submit construction plans.
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020

Project Map:



Current Status:

- Awaiting submission of construction documents for review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Walmart EOT (MAP ID: WMT.1)

Project:	Walmart Revision to TTM No. 35061, Extension of Time, Major Development Review
Project No.	PLN21-20021_DR002_EOT001 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (Assessor Parcel Number: 144-030-039)
Project Description:	**Amendment/Revision to Approved Project**: Minor revision of TTM. No. 35061 and minor design review to accommodate updated proto and gas station design site plan for Walmart. **Extension of Time (EOT):** Tentative Tract Map (TTM No. 35061) Extension of Time – Expiring April 26, 2021. **Major Development Review** for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061
Planner:	Allen Lim

Notes:

- Received application on 4.15.21
- Extension of Time and Revision to TTM No. 35061 received 4.15.21

Project Map:



Current Status:

- On October 20, 2021, the Planning Commission approved project PLN21-20021, subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Sendero Homes (MAP ID: SH.1)

Project:	Sendero Cluster Homes by Lennar
Project No.	PLN17-20043
Project Location:	West portion of Sendero (Tracts 36775-2, 36775-3, and 36775) at northwest corner of Limonite Avenue and Harrison Avenue.
Project Description:	**Minor Development Review for Master Home Plan** of the 6-Pack and 8-Pack at Sendero.
Planner:	Allen Lim

Notes:

- Received application on December 19, 2017, plans provided on December 21, 2017.
- Final Site of Development plans are approved on May 1, 2018.
- Architectural elevation approved on August 14, 2018.
- On-site Subdivision Flags signage submitted on March 28, 2019 by Lennar and approved on April 30, 2019.

Project Map:



Current Status:

- Construction is complete.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Sendero Front Loaded Homes (MAP ID: SH.2)

Project:	Sendero Century Communities Front Loaded Homes
Project No.	PLN18-20032
Project Location:	Northeast corner of Archibald Avenue and Chandler Street; Tract Map 36775-1
Project Description:	**Minor Development Review** for architectural design and Final Site of Development for front loaded homes (eastern side of the SEC easement) at Sendero. This portion consists of 82 single-family homes.
Planner:	Allen Lim

Notes:

- Received application on June 27, 2018; has been routed to the other departments for a review.
- Architectural plans and enhancement map approved on August 15, 2018.
- Phase 1 and 2 of Precise Grading Plans approved September 9, 2018.
- Revised lot exhibits approved September 20, 2018.
- Front load landscape plans are approved on December 11, 2018.
- Sendero Century Community Subdivision Sign application submitted on February 7, 2019.
- Applicant resubmitted On-site subdivision flags signage plans May 6, 2019.
- Received revised Final Site of Development (FSOD) map on May 7, 2019 and grading plans on May 22, 2019. Comments provided on May 23, 2019.
- On-site subdivision flags approved April 30, 2019.
- Applicant proposes house plotting changes.
- Model homes are open.
- Waiting for revised FSOD map.
- Precise Grading Plans received December 23, 2019 – Planning approved Precise Grading on January 6, 2020

Project Map:



Current Status:

- Construction is complete.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Prado Homes (MAP ID: PRDH)

Project:	Prado Residential Development by Lennar
Project No.	PLN18-20008
Project Location:	Southeast corner of Cucamonga Creek Channel and Schleisman Road
Project Description:	**Major Development Review** to develop a gated community of 243 attached and detached single-family homes on approximately 19 acres at Tract 35751 on Schleisman Road.
Planner:	Allen Lim

Notes:

- Received application on February 22, 2018.
- Planning Commission approval on June 20, 2018.
- Approved final site of development on December 10, 2018.
- Approved construction plans and fence and wall plan on March 7, 2019.
- HOA production landscaping plans approved on March 13, 2019.
- Temporary Use Permit (TUP) for model home complex and sales trailer approved on March 13, 2019.
- Revised HOA landscape plans approved May 16, 2019.

Project Map:



Current Status:

- Construction is complete.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Pulte Homes (MAP ID: PLTH)

Project:	Pulte Residential Development
Project No.	PLN18-20038
Project Location:	Southeast corner of Limonite Avenue and Scholar Way (west of Cloverdale Marketplace)
Project Description:	**Minor Development Review** for a Master Home Plan consisting of 79 residential units. This tract (Tract No. 28943) was approved and finalized by the County prior to cityhood.
Planner:	Allen Lim

Notes:

- Received application on July 9, 2018. This is a recorded subdivision; application is for the review of the design of the homes only.
- Approval letter sent on August 31, 2018.
- Revised architectural plans approved October 10, 2018.
- Construction building plans approved October 30, 2018.
- Site is being graded consistent with the recorded subdivision map.
- Approved construction fence and wall plans on March 7, 2019.
- Temporary Use Permit (TUP) for sales office approved March 26, 2019.
- On-site Subdivision Flags Signage approval letter sent on March 27, 2019.
- Received revised elevations for Lot 54 on April 25, 2019 and comment provided on May 2, 2019.
- Final revised elevation for lot 54 received on May 21, 2019; approved on May 22, 2019.
- Model homes opened on March 9, 2019.

Project Map:



Current Status:

- Construction is complete.

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Sunshine Growers (MAP ID: SUN)

Project:	Sunshine Growers Nursery
Project No.	PLN18-20040
Project Location:	North of Riverside Drive; south of SR 60, east of Milliken Avenue, west of I-15; (Assessor's Parcel Number 156-030-021, -023, -030, and -031)
Project Description:	**Major and Minor Development Review** for the installation of a 20,000 square-foot greenhouse for a plant nursery for Sunshine Growers Nursery located on Riverside Dr. and Hamner Ave.
Planner:	Allen Lim

Notes:

- Applications received on July 25, 2018**,** and October 3, 2018.
- Approved by Planning Commission on October 17, 2018.
- Approval letter and development plans sent on November 5, 2018.
- Construction plans for the nursery, retail, and wall for the trash enclosure received on April 8, 2019. Comment provided on April 23, 2019.
- Waiting for submittal for installation of propane gas from applicant.
- Grading plans received April 3, 2019. Comments provided April 24, 2019.
- Landscape plans received May 15, 2019. Comments provided May 23, 2019.
- Grading plans approved June 17, 2019
- Landscape plans approved June 20, 2019
- Construction plans approved July 17, 2019

Project Map:



Current Status:

- Sunshine Growers is complete and in operation.

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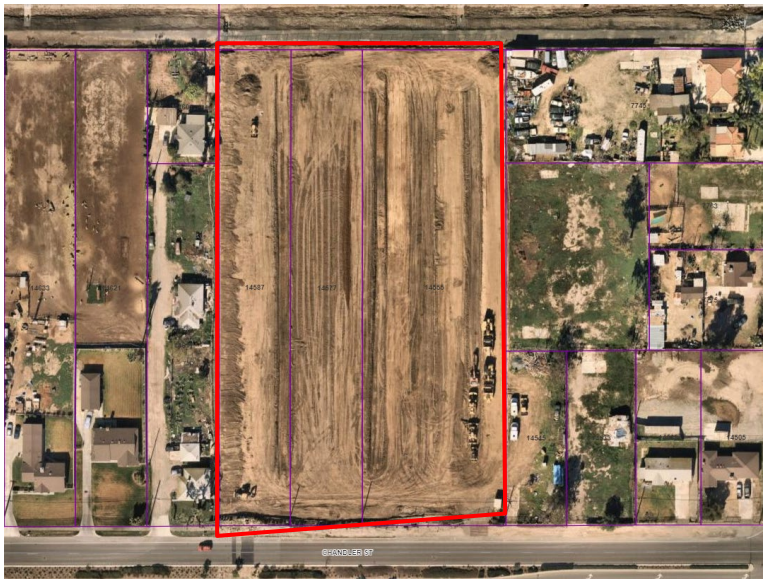
Gossett Self-Storage (MAP ID: GOSS)

Project:	Gossett Development Self-Storage Major DR, CUP, COZ, GPA
Project No.	PLN19-20047
Project Location:	14555, 14577, and 14587 Chandler Street; (Assessor's Parcel Number: 144-120-002, -003, -004)
Project Description:	**Major Development Review** for the development of 142,839 square foot self-storage facility on 3 parcels totaling 4.1 acres **Conditional Use Permit** to permit the self-storage facility **Change of Zone** from A-1 Light Agriculture to C-1/C-P General Commercial **General Plan Amendment** from Low Density Residential to Commercial Retail
Planner:	Gustavo Gonzalez

Notes:

- Received pre-application on November 6, 2019
- Pre-application was routed out for comments from other departments on November 12, 2019
- Received application for Major DR, CUP, COZ, and GPA on January 27, 2020
- Routed for comments from other departments on February 3, 2020.
- Received comments on February 17, 2020
- The Planning Commission approved the project on July 15, 2020.
- City Council approved the project on September 9,2020

Project Map:



Current Status:

- Project is currently under construction.

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Van Leeuwen GP Amendment (MAP ID: VAN)

Project:	The Homestead
Project No.	PLN19-20021
Project Location:	West of Archibald Avenue at the westerly terminus of Limonite Avenue; (Assessor Parcel Numbers: 144-010-015, -018, -020, -023, -032)
Project Description:	**General Plan Amendment** from low density to high density and **Change of Zone** from A-2 to R-3 with a senior housing overlay and zone text amendment to create a senior housing overlay.
Planner:	Gustavo Gonzalez

Notes:

- Received application on May 30, 2019.
- Project presented to Planning Commission for consideration and recommendation to City Council on July 17, 2019. Planning Commission voted 5-0 recommending approval to City Council.
- July 17, 2019, Planning Commission recommended approval to City Council.

Project Map:



Current Status:

- Project presented to City Council for consideration on September 11, 2019. City Council voted 4-0 approving the project.

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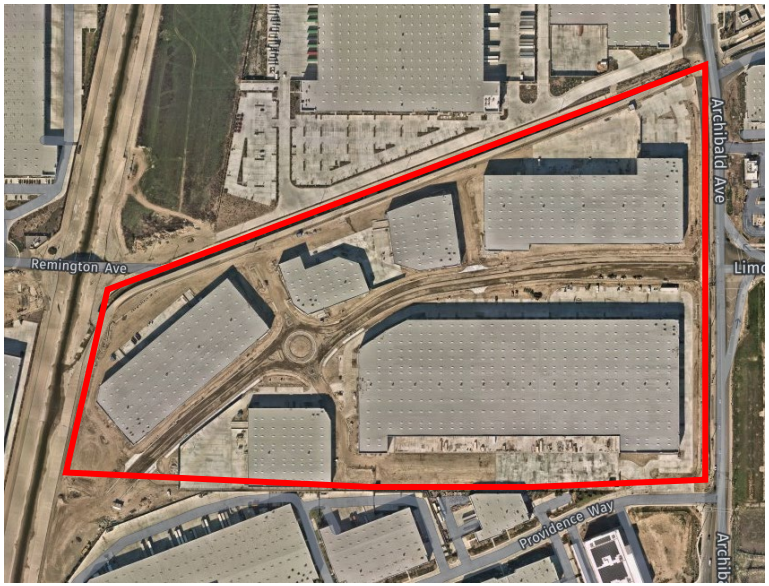
The Homestead (MAP ID: HSTD)

Project:	The Homestead
Project No.	PLN19-20026
Project Location:	West of Archibald Avenue at the westerly terminus of Limonite Avenue; (Assessor Parcel Numbers: 144-010-015, -018, -020, -023, -032)
Project Description:	▪ Major Development Review for construction of seven (7) light industrial/ warehouse buildings ▪ Change of Zone from A-2 to I-P ▪ Tentative Parcel Map for subdivision of the site into seven (7) parcels ▪ Variance from the standard landscape shading requirements.
Planner:	Gina Gibson-Williams/ Allen Lim

Notes:

- Received application on June 25, 2019.
- Submittal received July 2, 2019; routed to other departments for review.
- Request for proposal of an Environment Impact Report (EIR) sent on July 3, 2019. Proposals due on July 24, 2019.
- EIR screen check draft under review 1/8/20
- Planning Commission made a recommendation of approval for the project on March 18, 2020
- City Council approved the project on April 8th, 2020

Project Map:



Current Status

- Project is currently under construction.

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Dutch Bros Coffee DR and CUP (MAP ID: DTCH)

Project:	Dutch Bros Coffee DR and CUP
Project No.:	PLN20-20012_DR_001_CUP_002
Project Location:	Eastvale Marketplace - Northeast corner of Limonite Ave. and Sumner Ave.; (Assessor Parcel Number: 164-030-037)
Project Description:	**Major Development Review**, for the development of an 862 square foot Dutch Bros Coffee Shop with a double drive-through lane. **Conditional Use Permit,** to allow the use of a drive-through.
Project Planner:	Gustavo Gonzalez/Allen Lim

Notes:

- Received application on 2.16.21
- On 3.17.21 the Planning Commission approved the project subject to conditions of approval.

Project Map:



Current Status:

- The project is completed and in operation.

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Wabi Sabi Japanese Restaurant Alcohol CUP (MAP ID: WABI)

Project:	Wabi Sabi Japanese Restaurant Alcohol CUP
Project No.:	PLN20-20006_CUP_001
Project Location:	The Market Place at The Enclave retail center – 14268 Schleisman Road, Suite 400.; (Assessor Parcel Number: 144-860-012)
Project Description:	**Conditional Use Permit,** to allow the sale and consumption of beer and wine on-site
Project Planner:	Allen Lim/Gustavo Gonzalez

Notes:

- Received application on 1.21.21

Project Map:



Current Status:

- On 3.17.21 the Planning Commission approved the project subject to conditions of approval.

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Archibald and Chandler Retail (MAP ID: ACR)

Project:	Archibald and Chandler Retail Center
Project No.:	PLN19-20000 (PLN21-20016 CUP, PLN21-20017 CUP)
Project Location:	Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	A 2.71-acre mixed use commercial development comprised of a convenience store/ gas station/ carwash, a drive-through restaurant, and an undeveloped pad to be submitted at a later date.
Project Planner:	Gustavo Gonzalez

Notes:

- Received application on January 3, 2019.
- Incompleteness letter mailed on January 17, 2019.
- Public information meeting was held at city hall on February 20, 2019.
- Comment letter sent out to applicant on February 21, 2019.
- Meeting with applicant occurred on March 14, 2019.
- Revised submittal received 2.3.21 – Routed for department review.
- On 4.21.21 the Planning Commission recommended City Council approval of the project with the exception of the gas station and off-sale beer and wine.
- On August 25, 2021, the City Council upheld the Planning Commission's recommendation and approved the project with the exception of the gas station and off-sale beer and wine.
- Second reading of the COZ was approved by the City Council on September 8, 2021.

Project Map:



Current Status:

- Awaiting submission of construction documents for review.

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Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)

Project:	Dunkin Donuts and Carwash DR and CUP
Project No.	PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash
Project Location:	Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017
Project Description:	**Major Development Review (DR):** For the development of a 3,400 square foot multi-tenant building where 1,600 square feet will be for a Dunkin Donuts with a drive-through and outdoor patio and where 1,800 square feet will be for a bistro with an outdoor patio. (PLN21-20030) **Major Development Review (DR)**: for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060) **Conditional Use Permit (CUP):** To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030) **Conditional Use Permit (CUP)**: To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.26.21
- Applicant has provided updated submittal package 5.9.22

Project Map:



Current Status:

- On July 20, 2022 the Planning Commission approved project PLN21-20030 and PLN21-20060, subject to conditions of approval.

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Future

The Leal Plan (MAP ID: LEAL)

Project:	Leal Master Plan
Project No.	Special Project
Project Location:	160 acres ± at the northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan. CEQA: EIR
Planner:	Gina Gibson-Williams

Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner's representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.
- Adopted by City Council on December 13, 2017.
- Staff continues to coordinate with the property owners as they seek a developer(s) for the site.
- Planning Commission recommend approval to City Council on April 26, 2022
- On May 11, 2022, the City Council approved the Leal Masterplan Amendment (PLN21-20039) and related entitlements (DA, TTM 382290, DR PLN22-20020)
- On May 25, 2022, the City Council approved the second reading of the ordinances for the Leal Master Plan Amendment (PLN21-20039) and Development Agreement (PLN22-20039).
- On August 24, 2022**,** Lot Line Adjustment (2022-001) was recorded with the Assessor-County Clerk Recorder.

Project Map:



Current Status:

- Awaiting submission of construction documents for review.

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CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.3
April 19, 2023

Public Works Department Update

Prepared By:
Jimmy Chung, City Engineer

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Public Works Department update.

Summary
The Public Works Department provides monthly updates on residential and commercial development projects, encroachment permits, capital improvements projects including a grant summary.

Background
Not Applicable

Environmental
Not Applicable

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable

Fiscal Impact
Not Applicable

Prior City Council/Commission Action

Not Applicable

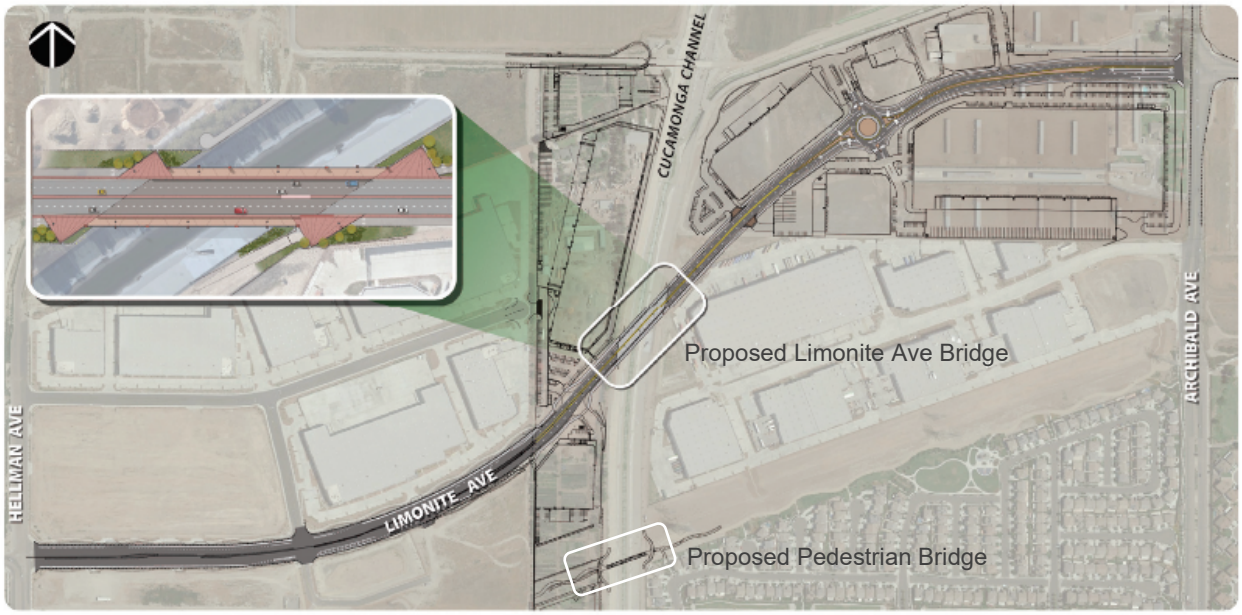
Attachment(s)

Attachment 1 - PW Project Updates List
Attachment 2 - Grants Summary

EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Gap Closure
PROJECT DESCRIPTION:	Project will connect from 2,450 LF east of Hellman Ave to Archibald Avenue. The total length of the proposed project is approximately 3,200 LF including a bridge over the Cucamonga Creek. Both road and bridge will serve 4 lanes of traffic including bicycle and pedestrian facilities.
PROJECT STATUS:	100% plans and specifications under review. Construction Management service procured.
PROJECT SCHEDULE:	Estimated 100% design - April 2023 Bid Advertisement- April 2023

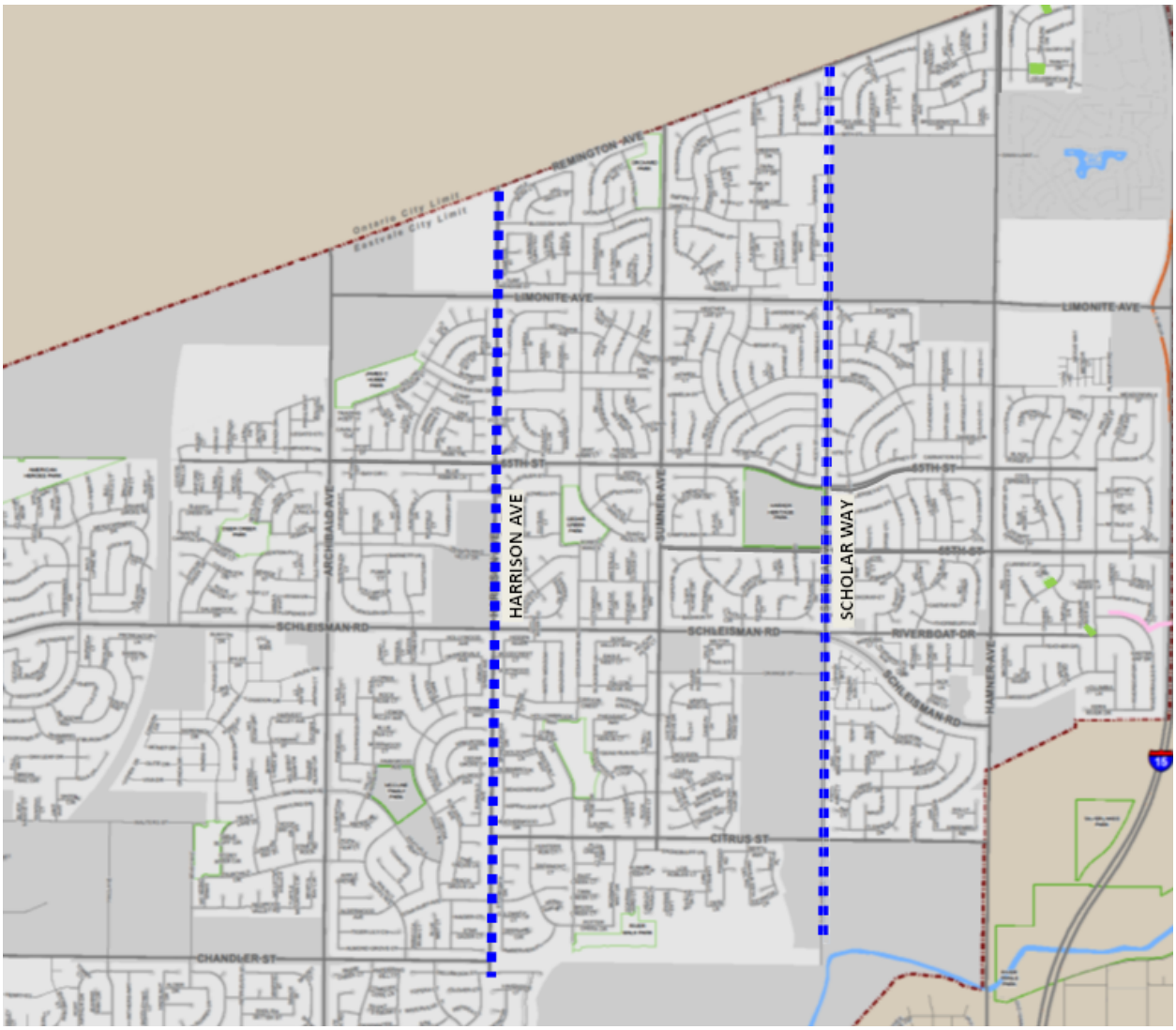
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Improvement of Bike Network Connectivity/ATP Trails
PROJECT DESCRIPTION:	Project will design and construct nearly 5 miles of trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from north Eastvale to the Santa Ana River Trail on the south.
PROJECT STATUS:	Design contract was awarded to Mark Thomas. 30% plans and specifications have been delivered.
PROJECT SCHEDULE:	Mark Thomas is going to start Phase 2 efforts consisting of developing construction documents.

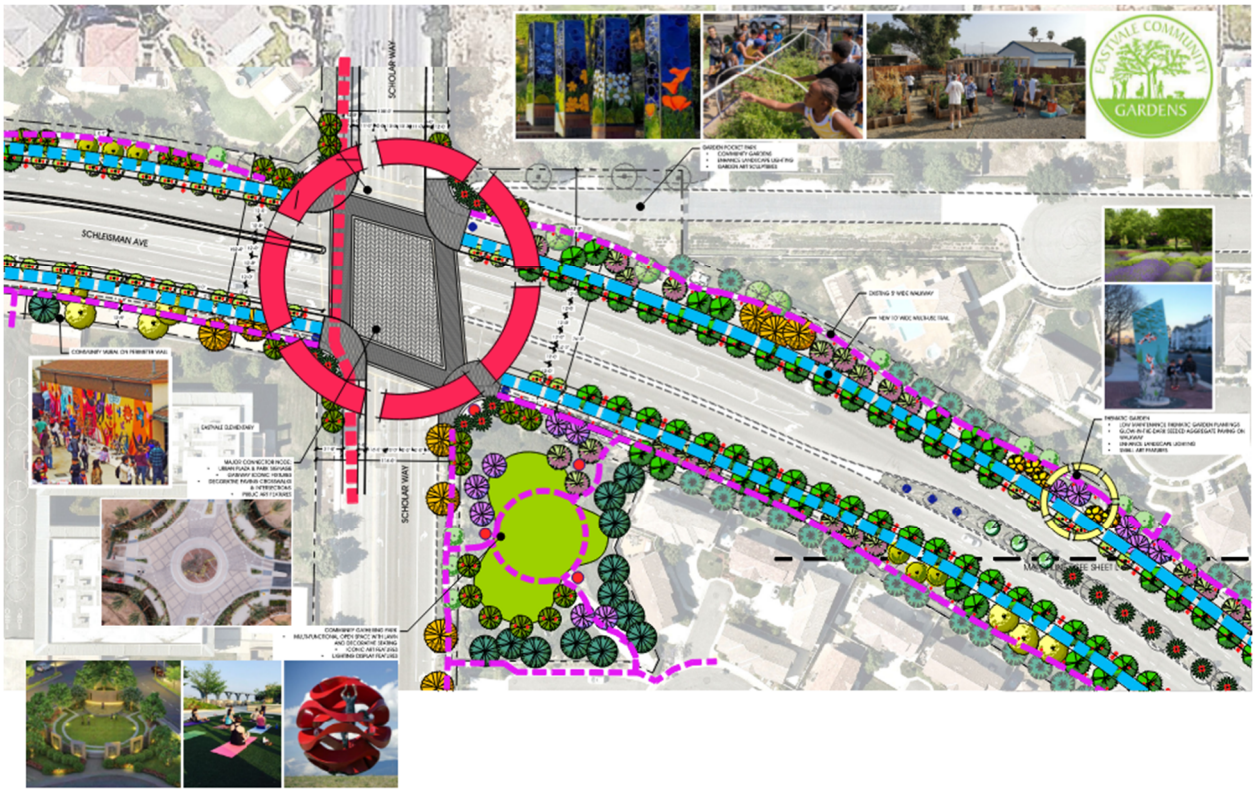
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Schleisman Road Safety and Connectivity Project
PROJECT DESCRIPTION:	Project will design and construct dedicated space for people to bike and walk along Schleisman Road between Hamner Avenue and Sumner Avenue.
PROJECT STATUS:	Conceptual plans were delivered to the City by Conceptual Design & Planning Company (CDPC).
PROJECT SCHEDULE:	An RFP will be issued to solicit proposals for development of plans and specifications.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Avenue Signal Synchronization
PROJECT DESCRIPTION:	Project will design and install necessary equipment to synchronize traffic signals along Limonite Avenue.
PROJECT STATUS:	Construction contract was awarded to Belco on May 11, 2022 to install necessary infrastructure to synchronize the traffic signals, and construction is complete as of February. Reviewing as-built plans and working on the punch list items before closing out the project.
PROJECT SCHEDULE:	Notice of Completion was filed on April 6, 2023.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Local Roadway Safety Plan (LRSP)
PROJECT DESCRIPTION:	Project will identify and prioritize potential traffic safety improvements in the City as well as providing foundational information for submittal of future grant application.
PROJECT STATUS:	Consultant was procured to prepare the report. Working on the background and data collection to reflect the City's current policy and existing safety measure and most recent crash data
PROJECT SCHEDULE:	The draft report is anticipated to be ready in June 2023.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT NAME:	Citywide Retroreflective Backplate on Traffic Signal Indicator
PROJECT DESCRIPTION:	Project will design and install retroreflective backplate borders along backplates of traffic signal indicators at 39 signalized intersections to improve the visibility of signals.
PROJECT STATUS:	Construction contract was awarded on January 11, 2023 Council meeting, and construction management service has been procured. Contractor is working on necessary permits and ordering materials.
PROJECT SCHEDULE:	Construction is anticipated to commence in May 2023.

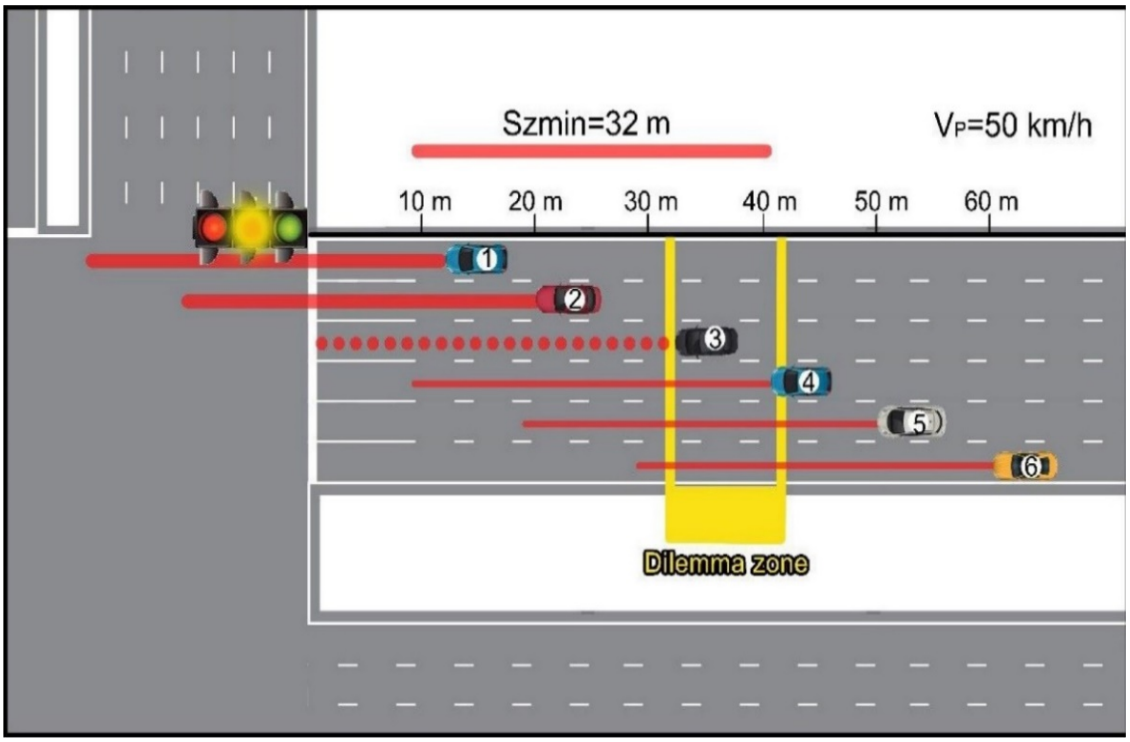
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Dilemma Zone Detection and Mitigation
PROJECT DESCRIPTION:	Project will install advanced dilemma zone detection system and associated equipment in existing traffic signal cabinets at 16 signalized intersections to modify signal timing to improve safety for motorists approaching intersections.
PROJECT STATUS:	CON allocation was approved by Caltrans. Preparing bid package to advertise the project for construction bid.
PROJECT SCHEDULE:	The construction is estimated to commence in mid 2023.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	ADA Transition Plan
PROJECT DESCRIPTION:	Program includes preparation and implementation of an ADA Self Evaluation Plan as required under the Americans with Disabilities Act (ADA). Future year funding will support removal of ADA barriers as identified in the Plan. Annual program to provide improvements focusing on ADA accessibility, including curb ramps and sidewalks throughout the City.
PROJECT SCHEDULE:	This is an on-going project. Currently, field work to identify ADA barriers on City streets including curb ramps and sidewalks is on hold.



EASTVALE PUBLIC WORKS
PROJECT UPDATES

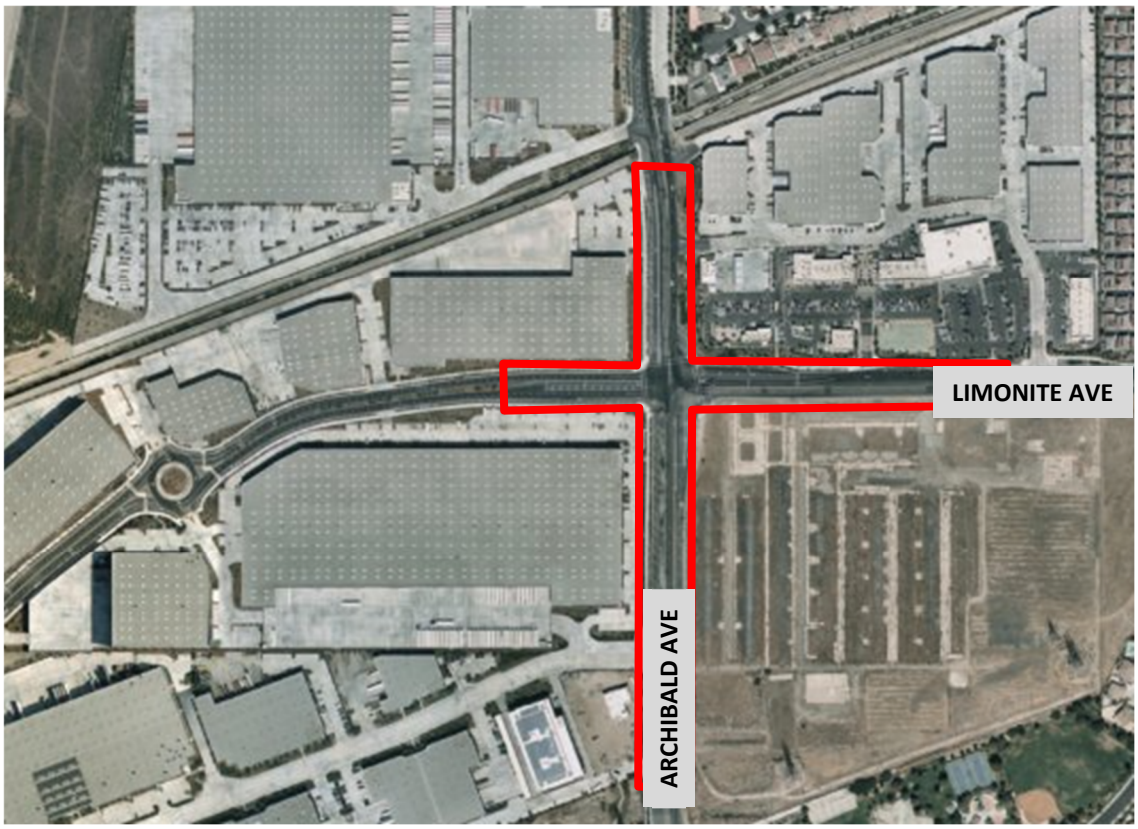
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Sign Inventory
PROJECT DESCRIPTION:	The project will improve roadway safety and traffic through upgrades to existing and/or adding new high-visibility traffic signs.
PROJECT SCHEDULE:	Inventory of traffic sign has been completed. Field work to collect reflectivity of signs to meet MUTCD has been completed.



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Archibald Avenue/Limonite Avenue Widening Project
PROJECT DESCRIPTION:	Street widening and safety project for Archibald Avenue from the City of Ontario limits south of the SCE easement, including the intersection at Limonite Avenue and portions of Limonite Avenue east and west of the intersection. The project looks to improve safety and overall circulation in conjunction with the improvements associated with the Homestead and Merge developments, and Limonite Gap Project. Components of the project include, but are not limited to, coordinating with SCE to relocate SCE high-tension support structures.
PROJECT STATUS:	• City approved the proposed design plan from SCE on July 14, 2021. • Installation of new transmission poles is completed. • Construction is estimated to be completed in early 2023 for all overhead lines, pending the removal of the communication lines along Archibald.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Prado (TR 35751)
PROJECT LOCATION:	Southeast corner of Schleisman Road and Cucamonga Flood Channel
PROJECT DESCRIPTION:	Improvements include a development of a gated community of 243 attached and detached single-family homes on approximately 19 acres.
PROJECT STATUS:	Improvements have been completed. Project close-out task, and final punch list items are remaining before city council accepts the project as complete.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Merge
PROJECT LOCATION:	Northeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements includes 26 gross acres.
PROJECT STATUS:	Onsite and offsite improvements ongoing Developer is also responsible for improvements along Archibald Avenue which is anticipated to begin in early 2023.

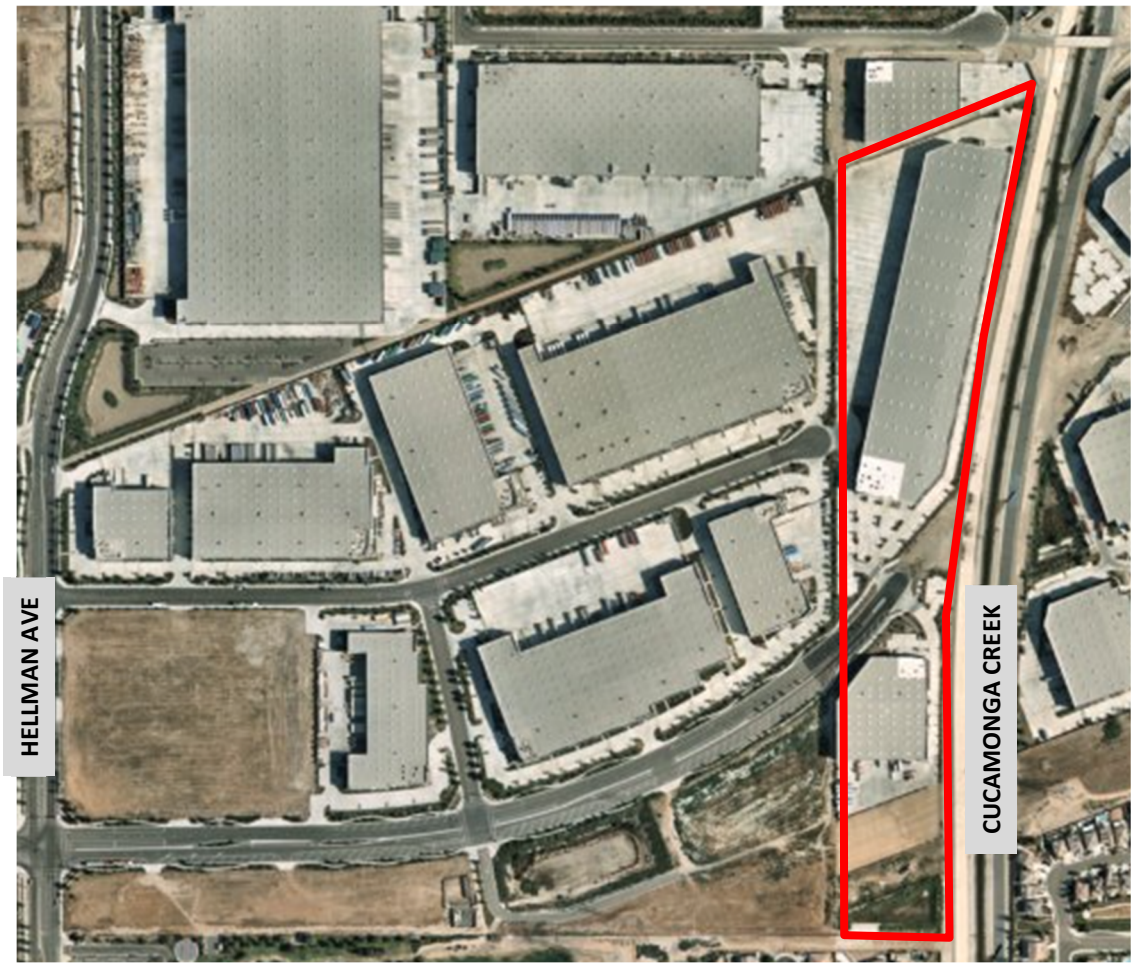
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch by Transwestern
PROJECT NUMBER:	PW19-11322
PROJECT LOCATION:	East end of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include 20 gross acres including 2 light industrial warehouses.
PROJECT STATUS:	Onsite and offsite improvements have been completed, the City and Developer are working together to close out the project.

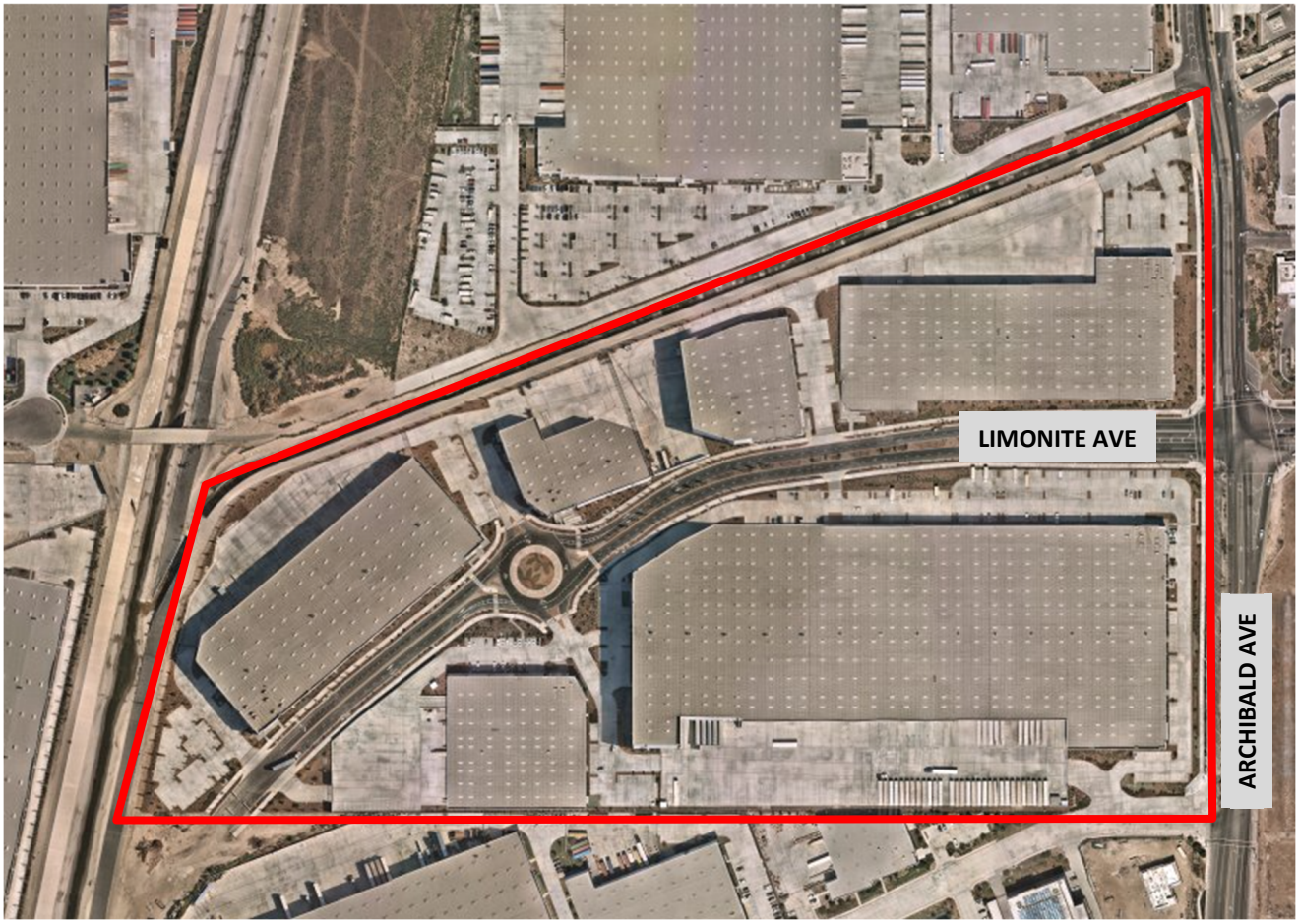
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Homestead
PROJECT NUMBER:	PW20-10052
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements include 55.86 gross acres consisting of six industrial buildings
PROJECT STATUS:	Onsite and offsite improvements ongoing Developer is also responsible for improvements along Archibald Avenue which is anticipated to begin in early 2023.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Vantage Point Church
PROJECT NUMBER:	PW15-1174
PROJECT LOCATION:	Northeast corner of Archibald Avenue and Prado Basin Park Road
PROJECT DESCRIPTION:	Improvements include development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres.

PROJECT STATUS:

Phase 2 anticipated to start in 2023 which will include the widening of Archibald Avenue Vantage Point Church has started working with City Staff to apply for the encroachment permit.

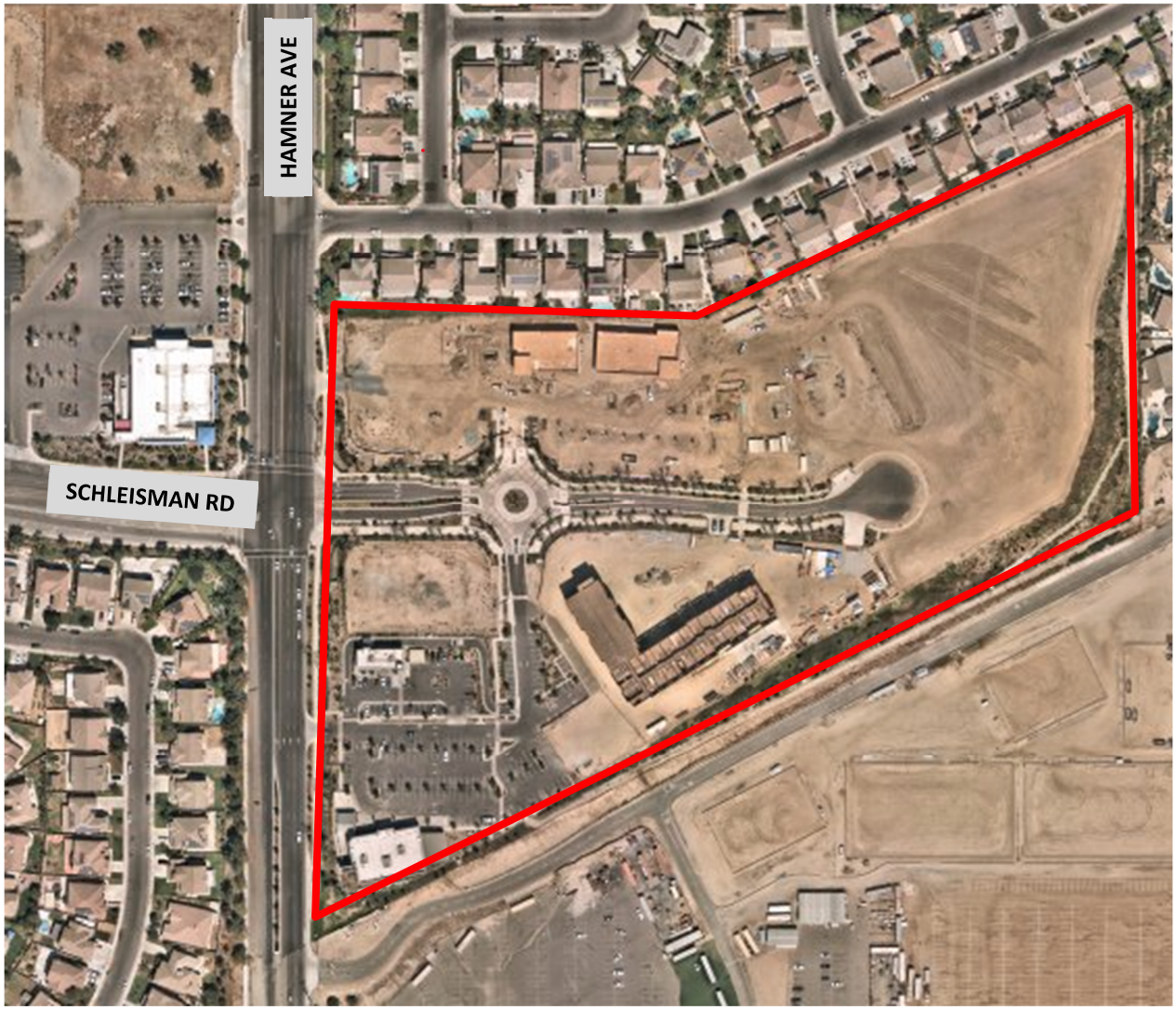
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Hamner Place
PROJECT NUMBER:	PW18-10712
PROJECT LOCATION:	East of Hamner Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements include 21.48 gross acres.
PROJECT STATUS:	Onsite improvement ongoing Site is working on adding the archway entrance at Schleisman and Hamner

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch (Parcel 14)
PROJECT NUMBER:	PW20-10007
PROJECT LOCATION:	East of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include the development of 61,000 square foot industrial building.
PROJECT STATUS:	Grading started in December 2022 Onsite Improvements are ongoing

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Eastwalk/ Leal
PROJECT NUMBER:	PW22-1004
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Hamner Avenue
PROJECT DESCRIPTION:	158.6 acre development that will include approximately 2500 residential units as well as plans for future commercial development
PROJECT STATUS:	Grading Permit obtained with a potential start date in early March Current site work being performed includes setting up BMPs, fencing as well as clearing and grubbing vegetation that is onsite

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 4	Improvement of Bike Network Connectivity	$ 6,471,000.00	$ 1,620,000.00		Grant request has been approved. The project is currently under design.
California Transportation Commission/California Department of Transportation	LPP: Local Partnership Program	Limonite Gap Closure Project	$ 9,475,000.00	$ -	Award construction by late 2023	Grant request has been approved. Allocation for construction funds will be requested in May/June 2023.
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 5	Southeast Eastvale Safe Routes to School Gap Closures	$ 1,420,000.00	$ -	Construction in FY22/23	Grant request has been approved. Scope change and Extension requests will be submitted.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Advanced Dilemma Zone Detection	$ 712,800.00	$ -		CON allocation was approved. The project will be advertised for construction soon.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Advanced Dilemma Zone Detection	$ 712,800.00	$ -		CON allocation was approved. The project will be advertised for construction soon.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Retroflective Backplate for Signals	$ 278,100.00	$ -		Construction contract was awarded in January 2023. Under Construction
California Department of Resources Recycling and Recovery	CalRecycle: Rubberized Pavement Grant TRP 13	Annual Overlay Project	$ 174,999.00	$ -	March 30, 2024	Grant request has been approved. Extension request submitted.
South Coast AQMD Mobile Source Air Pollution Reduction	SCAQMD/MSRC Contract ML18064	Electric Medium Duty Vehicle Purchase	$ 51,722.00	$ 51,722.00	April 1, 2023	Extension to be submitted based on lack on inventory.
South Coast AQMD Mobile Source Air Pollution Reduction	SCAQMD/MSRC Contract ML16040	Electric Vehicle Charging Stations	$ 12,500.00	$ 12,500.00	July 5, 2023	Under design
Riverside County Transportation Commission	SB 821: Bicycle and Pedestrian Facilities	Bicycle and Pedestrian Safety Enhancement on Citrus Street, Sumner Avenue and River Road	$ 432,500.00	$ 469,953.00		The projects are complete, and NOC will be filed before submitting a reimbursement request.
CAL FIRE	Resource Management Grant	City of Eastvale Urban Forestry Management	$ 249,925.00	$ 60,024.00	March 30, 2024	Under design

GRANTS IN PROGRESS

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	ANNOUNCE DATE	STATUS
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 6	Improvement of Bike Network Connectivity	$ 13,513,000.00	$ 3,378,000.00	May, 2023	Application in review
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedistrian Bridge	$ 1,954,650.00	10 or 15%	TBD	Agreement in review

Riverside County Transportation Commission	2023 Western Riverside County Regional Arterials	Limonite Gap Closure	$ 13,500,000.00	One point is awarded for each 10% of match provided by the local	July 12, 2023	
California Department of Transportation	STGP Sustainable Transportation Planning Grants	Eastvale Mobility Master Plan	$ 199,420.00	$ 49,855.00	July, 2023	Application in review
GRANTS FOR CONSIDERATION						
AGENCY	**GRANT NAME**	**POTENTIAL PROJECT NAME**	**GRANT AWARD**	**MATCH**	**DUE DATE**	**STATUS**
California Department of Transportation	Clean CA Local Grant Program	Schleisman trail	Up to 5M		April 28, 2023 5PM	
USDOE: Department of Energy	Energy Efficiency and Conservation Block Grant (EECBG)	Smart City Masterplan	$ 123,670.00		April 28, 2023 5PM	
Riverside County Transportation Commission	Transit and Intercity Rail Capital Program, Active Transportation, Climate Adaption, Highways to Boulevard Pilot, Clean CA Local Grants			matching funds provided by the local agency.		
Riverside County Transportation Commission	SB 821	Pad Improvement, restriping, bike lane, sidewalk improvement, city wide ADA plan/develop ADA transition plan	Up to $690K	One point is awarded for each 5% of match provided by the local	April 23, 2023	
USDOT: Department of Transportation	SS4A Safe Streets for All		Minimum Award: $100,000 for planning and $2.5 million for implementation Maximum Award: $10 million for planning and $25 million for implementation	Non-federal cost share 20%	July 10, 2023 5PM	
USDOT: Department of Transportation	BIP Bridge Investment Program	Hellman Widening Project			More info available in Sept/Oct	
USDOT: Department of Transportation	Charging and Fueling Infrastructure Discretionary Grant	Charging station at Civic Center	Minimum Award: $500,000 Maximum Award: $15 million	Non-federal cost share 20%	May 30, 2023	
California Department of Resources Recycling and Recovery	CalRecycle Rubberized Pavement (TRP) Grant Program	Annual Overlay Project			More info available in Summer 2023	
California State Library	Building Forward Library Infrastructure Program	Library	Up to 10M		May 18, 2023 12PM	

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
April 19, 2023

PLN 23-20017 Municipal Code Amendment to add Chapter 110.96 (Electric Vehicle Charging Stations) to the Eastvale Municipal Code

Prepared By:

Jamie K. Cerda, AICP, Senior Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Determine that the proposed ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA; and
2. Recommend that City Council approve Municipal Code Amendment PLN23-20017.

Summary

California State Assembly Bill 1236 (AB 1236), became effective on January 1, 2016. The Bill added Government Code Section 65850.7 requiring the City to adopt an ordinance by September 30th, 2017 to create an expedited and streamlined permitting process for Electrical Vehicle Charing Stations (EVCS). Further, Assembly Bill 970 (AB 970), became effective January 1, 2022. This Ill builds upon existing permit streamlining law AB 1236, requiring the City to add specific binding timelines to the review period of EVCS by January 1, 2023. The proposed ordinance establishes an expedited and streamlined permitting process to be consistent with AB 1236 and AB 970.

Background

AB 1236 requires all California cities and counties to develop an expedited, streamlined permitting process for EVCS. The law provides consistent statewide standards to achieve the timely and cost-effective installation of EVCS by furthering the availability of charging infrastructure to help drive the

deployment of zero emission vehicles. AB 970 built upon the existing streamlining law AB 1236 to add specific binding timelines to the review period for EVCS. AB 1236 and AB 970 apply to all charging station installations, including:

- Level 1,
- Level 2, and
- DC Fast Charging;
- public and private charging stations.

Attachment 4 (AB 1236 and AB 970 Summary) provides an overall summary of both bills and how they apply to the City.

The purpose of this proposed ordinance is strictly to comply with State Law and adopt the language required by the State for the City to adopt, it will not change our permitting process in any significant way. The ordinance seeks to set guidelines for permitting based on the State's guidebook for EVCS permitting and implement Statewide standards for permitting.

Environmental

This ordinance is not subject to CEQA because the adoption of this ordinance is not a "project" pursuant to Section 15060 (c)(2) and 15060 (c)(3) of Title 14 of the California Code of Regulations. Specifically, this ordinance only establishes a streamline process for electric vehicle charger permits and is merely authorizing administrative activities which will not result in a direct or reasonably foreseeable indirect physical change in the environment; therefore, no further environmental review is required.

Strategic Plan Action - Priority Level: N/A | Target #: 2 | Goal #: 2

Streamline the development process.

Fiscal Impact

There is no fiscal impact to the City associated with adoption of this Code Amendment, as staff time to prepare this report and draft ordinance is included in the 2022/2023 FY Community Development Department Budget.

Prior City Council/Commission Action

No prior City Council or Planning Commission action.

Attachment(s)

Attachment 1 - Resolution and Draft Ordinance
Attachment 2 - Assembly Bill 1236
Attachment 3 - Assembly Bill 970
Attachment 4 - AB 1236 and AB 970 Summary

RESOLUTION NO. 23-XX

A RESOLUTION OF THE EASTVALE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE ADDING CHAPTER 110.96 TO THE EASTVALE MUNICIPAL CODE TO ESTABLISH ELECTRIC VEHICLE CHARGING STATION STREAMLINED PERMITTING CONSISTENT WITH ASSEMBLY BILL 1236 AND ASSEMBLY BILL 970

WHEREAS, the State of California and the City of Eastvale have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, on October 8, 2015, the State of California adopted Assembly Bill 1236 and on October 8, 2021, adopted Assembly Bill 970, which require local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, creation of an expedited streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce reliance on environmentally damaging fossil fuels; and

WHEREAS, the City of Eastvale has initiated a Municipal Code Amendment, in order to establish a streamlined permitting process for electric vehicle charging stations in compliance with AB 1236 and AB 970 as described in the title of this resolution and the attached Draft Ordinance (Exhibit A); and

WHEREAS, the proposed Municipal Code Amendment has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the Eastvale Planning Commission conducted a duly noticed public hearing on April 11, 2023, at which time it received public testimony concerning Project No. PLN23-20017 and recommend City Council approval;

NOW, THEREFORE, THE EASTVALE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements.

Evidence: The proposed ordinance is not subject to CEQA because the adoption of this ordinance is not a "project" pursuant to Section 15060 (c)(2) and 15060 (c)(3) of Title 14 of the California Code of Regulations. Specifically, this ordinance only establishes a streamline process for electric vehicle charger permits and is merely authorizing administrative activities which will not result in a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2. RECORD OF PROCEEDING

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

SECTION 3. DETERMINATION

The Eastvale Planning Commission hereby recommends City Council approval to establish a streamlined permitting process for electric vehicle charging stations in compliance with AB 1236 and AB 970 as described in the title of this resolution and the attached Draft Ordinance (Exhibit A).

PASSED, APPROVED AND ADOPTED this 19th day of April 2023.

_____
Kevin Mensen
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Assistant Deputy City Clerk

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

I, Jessica Cooper, Assistant Deputy City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 23-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 19th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Assistant Deputy City Clerk

EXHIBIT A

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADDING CHAPTER 110.96 TO THE EASTVALE MUNICIPAL CODE TO ESTABLISH ELECTRIC VEHICLE CHARGING STATION STREAMLINED PERMITTING CONSISTENT WITH ASSEMBLY BILL 1236 AND ASSEMBLY BILL 970

WHEREAS, the State of California and the City of Eastvale have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, on October 8, 2015, the State of California adopted Assembly Bill 1236 and on October 8, 2021, adopted Assembly Bill 970, which require local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, creation of an expedited streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce reliance on environmentally damaging fossil fuels; and

WHEREAS, the City of Eastvale has initiated a Municipal Code Amendment, in order to establish a streamlined permitting process for electric vehicle charging stations in compliance with AB 1236 and AB 970 as described in the title of this resolution and the attached Draft Ordinance (Exhibit A); and

WHEREAS, the proposed Municipal Code Amendment has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the Eastvale Planning Commission conducted a duly noticed public hearing on April 11, 2023, at which time it received public testimony concerning Project No. PLN23-20017 and recommend City Council approval;

WHEREAS, the Eastvale City Council conducted a duly noticed public hearing on May 10, 2023, at which time it received public testimony concerning Project No. PLN23-20017;

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

SECTION 1. Title 110, "Buildings and Construction" is hereby amended to adopt a new Chapter which shall read as follows:

CHAPTER 110.96. – ELECTRIC VEHICLE CHARING STATIONS

Section 110.96.010. – Purpose and intent.

Electric vehicle charging stations which qualify for expedited permit processing, pursuant to California Government Code Section 65850.7, shall be subject to the administrative permitting procedures set forth in this chapter.

Section 110.96.020 – Expedited review process.

Consistent with California Government Code Section 65850.7, the Building Official and City Planner shall implement an expedited administrative permit review process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply in order to be eligible for expedited review. The expedited administrative permit review process and checklist may refer to the recommendations in the checklist prescribed by the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Governor's Office of Planning and Research. The City's adopted checklist shall be published on the City's website.

Section 110.96.030 – Electronic Submittals.

Consistent with California Government Code Section 65850.7, the Building Official and City Planner shall allow for electronic submittal of permit applications covered by this chapter and associated supporting documentations. In accepting such permit applications, the Building Official and City Planner shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by the applicant.

Section 110.96.040 – Association Approval.

Consistent with California Government Code Section 65850.7, the Building Official or City Planner shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by California Civil Code Section 4080.

Section 110.96.050 – Permit application processing.

A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official and City Planner that the permit application and supporting documents meet the requirements of the City's adopted checklist, and is consistent with all applicable laws, the Building Official and City Planner shall, consistent with California Government Code Section 65850.7, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official and City Planner determines that the permit application is incomplete, he or she

shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

Section 110.96.060 – Accessibility.

All designs for electric vehicular charging for public use must comply with all Federal and State laws regarding accessibility, specifically the Americans with Disabilities Act and California Building Code Section 11B-228.3. EV stations permitted for private use, at private residences need not comply.

Section 110.96.070 – Technical Review.

It is the intent of this chapter to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's or City Planner's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in California Government Code Section 65850.7, the City may require the applicant to apply for a Conditional Use Permit.

Section 2. California Environmental Quality Act (CEQA) Determination.

Adoption of this Ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060 (c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations because the adoption of this Ordinance would not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project.

Section 3. Severability.

If any section, subsection, paragraph, sentence clause or phrase of this chapter or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, invalid or unenforceable.

Section 4. Effective Date.

This Ordinance shall take effect thirty (30) days after adoption as provided by Government Code section 36937.

Section 5. City Clerk Action.

The City Clerk shall attest to the adoption of this Ordinance and cause the same to be published in accordance with State law.

PASSED, APPROVED AND ADOPTED this __ day of ____ 2023.

_____
Todd Rigby
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Ordinance No. 23-XX was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the __th day of _____ 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 1236

CHAPTER 598

An act to add Section 65850.7 to the Government Code, relating to local ordinances.

[Approved by Governor October 8, 2015. Filed with Secretary of State October 8, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1236, Chiu. Local ordinances: electric vehicle charging stations.

The Planning and Zoning Law, among other things, requires the legislative body of each county and city to adopt a general plan for the physical development of the county or city and authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities. Existing law, the Electric Vehicle Charging Stations Open Access Act, prohibits the charging of a subscription fee on persons desiring to use an electric vehicle charging station, as defined, and prohibits a requirement for persons to obtain membership in any club, association, or organization as a condition of using the station, except as specified.

The bill would require a city, county, or city and county to approve an application for the installation of electric vehicle charging stations, as defined, through the issuance of specified permits unless the city or county makes specified written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The bill would provide for appeal of that decision to the planning commission, as specified. The bill would provide that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern. The bill would require electric vehicle charging stations to meet specified standards. The bill would require a city, county, or city and county with a population of 200,000 or more residents to adopt an ordinance, by September 30, 2016, that creates an expedited and streamlined permitting process for electric vehicle charging stations, as specified. The bill would require a city, county, or city and county with a population of less than 200,000 residents to adopt this ordinance by September 30, 2017. The bill would authorize the city, county, or city and county, in developing the ordinance, to refer to guidelines contained in a specified guidebook. The bill would also authorize the adoption of an ordinance that modifies the checklists and standards found in the guidebook due to unique conditions. By increasing the duties of local officials, this bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65850.7 is added to the Government Code, to read:

65850.7. (a) The Legislature finds and declares all of the following:

(1) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern.

(2) It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of electric vehicle charging stations and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install electric vehicle charging stations.

(3) It is the policy of the state to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use.

(4) It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations.

(b) A city, county, or city and county shall administratively approve an application to install electric vehicle charging stations through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install an electric vehicle charging station shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the electric vehicle charging station will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city, county, or city and county makes a finding, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the city, county, or city and county may require the applicant to apply for a use permit.

(c) A city, county, or city and county may not deny an application for a use permit to install an electric vehicle charging station unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis

for the rejection of potential feasible alternatives of preventing the adverse impact.

(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city, county, or city and county.

(e) Any conditions imposed on an application to install an electric vehicle charging station shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible.

(f) (1) An electric vehicle charging station shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) An electric vehicle charging station shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) (1) On or before September 30, 2016, every city, county, or city and county with a population of 200,000 or more residents, and, on or before September 30, 2017, every city, county, or city and county with a population of less than 200,000 residents, shall, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, adopt an ordinance, consistent with the goals and intent of this section, that creates an expedited, streamlined permitting process for electric vehicle charging stations. In developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review. An application that satisfies the information requirements in the checklist, as determined by the city, county, or city and county, shall be deemed complete. Upon confirmation by the city, county, or city and county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance, a city, county, or city and county shall, consistent with subdivision (b), approve the application and issue all required permits or authorizations. However, the city, county, or city and county may establish a process to prioritize competing applications for expedited permits. Upon receipt of an incomplete application, a city, county, or city and county shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. An application submitted to a city, county, or city and county that owns and operates an electric utility shall demonstrate compliance with the utility's interconnection policies prior to approval.

(2) The checklist and required permitting documentation shall be published on a publicly accessible Internet Web site, if the city, county, or city and county has an Internet Web site, and the city, county, or city and county shall allow for electronic submittal of a permit application and associated documentation, and shall authorize the electronic signature on

all forms, applications, and other documentation in lieu of a wet signature by an applicant. In developing the ordinance, the city, county, or city and county may refer to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Office of Planning and Research. A city, county, or city and county may adopt an ordinance that modifies the checklists and standards found in the guidebook due to unique climactic, geological, seismological, or topographical conditions. If a city, county, or city and county determines that it is unable to authorize the acceptance of an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant, the city, county, or city and county shall state, in the ordinance required under this subdivision, the reasons for its inability to accept electronic signatures and acceptance of an electronic signature shall not be required.

(h) A city, county, or city and county shall not condition approval for any electric vehicle charging station permit on the approval of an electric vehicle charging station by an association, as that term is defined in Section 4080 of the Civil Code.

(i) The following definitions shall apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit.

(2) "Electronic submittal" means the utilization of one or more of the following:

(A) Email.

(B) The Internet.

(C) Facsimile.

(3) "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

(4) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

O

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 970

CHAPTER 710

An act to amend Section 65850.7 of, and to add Section 65850.71 to, the Government Code, relating to zoning.

[Approved by Governor October 8, 2021. Filed with Secretary of State October 8, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

AB 970, McCarty. Planning and zoning: electric vehicle charging stations: permit application: approval.

Existing law requires a city, county, or city and county to administratively approve an application to install an electric vehicle charging station through the issuance of a building permit or similar nondiscretionary permit subject to a limited review by the building official of that city, county, or city and county. Existing law allows the building official to require the applicant to apply for a use permit if the official finds that the station could have a specific adverse impact upon the public health or safety and prohibits the city, county, or city and county from denying the application for a use permit to install an electric vehicle charging station unless it makes written findings that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Existing law requires every city, county, and city and county to create an expedited, streamlined permitting process for electric vehicle charging stations and to adopt a checklist pursuant to which an application that satisfies the information requirements in that checklist shall be deemed complete and therefore eligible for expedited review.

This bill would clarify that these provisions apply to all cities, including charter cities.

This bill would require an application to install an electric vehicle charging station to be deemed complete if, either 5 business days or 10 business days after the application was submitted, depending on the number of electric vehicle charging stations proposed in the application, the city, county, or city and county has not deemed the application to be incomplete or issued a written correction notice detailing all deficiencies in the application, as specified. The bill would require an application to install an electric vehicle charging station to be deemed approved if 20 business days or 40 business days after the application was deemed complete, depending on the number of electric vehicle charging stations proposed in the application, (1) the city, county, or city and county has not approved the application, (2) the building official has not made a finding that the proposed installation could have an adverse impact upon the public health or safety or required the applicant to

apply for a use permit, (3) the building official has not denied the permit, and (4) an appeal has not been made to the planning commission of the city, county, or city and county, as specified. The bill would provide that these requirements do not expand or restrict the role or responsibility of a local publicly owned electric utility in providing new electric service to an electric vehicle charging station in a manner consistent with safety, reliability, and engineering requirements. The bill would require a city, county, or city and county to reduce the number of required parking spaces to accommodate the electric vehicle charging station, as specified.

This bill's provisions would become operative on January 1, 2022, but for every city, county, or city and county with a population of less than 200,000 residents, the bill's provisions would apply beginning on January 1, 2023.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The people of the State of California do enact as follows:

SECTION 1. Section 65850.7 of the Government Code is amended to read:

65850.7. (a) The Legislature finds and declares all of the following:

(1) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. Therefore, this section applies to all cities, including charter cities.

(2) It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of electric vehicle charging stations and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install electric vehicle charging stations.

(3) It is the policy of the state to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use.

(4) It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations.

(b) A city, county, or city and county shall administratively approve an application to install electric vehicle charging stations through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install an electric vehicle charging station shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law

shall be limited to those standards and regulations necessary to ensure that the electric vehicle charging station will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city, county, or city and county makes a finding, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the city, county, or city and county may require the applicant to apply for a use permit.

(c) A city, county, or city and county may not deny an application for a use permit to install an electric vehicle charging station unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.

(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city, county, or city and county.

(e) Any conditions imposed on an application to install an electric vehicle charging station shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible.

(f) (1) An electric vehicle charging station shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) An electric vehicle charging station shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) (1) On or before September 30, 2016, every city, county, or city and county with a population of 200,000 or more residents, and, on or before September 30, 2017, every city, county, or city and county with a population of less than 200,000 residents, shall, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, adopt an ordinance, consistent with the goals and intent of this section, that creates an expedited, streamlined permitting process for electric vehicle charging stations. In developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review. An application that satisfies the information requirements in the checklist, as determined by the city, county, or city and county, shall be deemed complete. Upon confirmation by the city, county, or city and county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance, a city, county, or city and county shall, consistent with subdivision (b), approve the application and issue all required permits or

authorizations. However, the city, county, or city and county may establish a process to prioritize competing applications for expedited permits. Upon receipt of an incomplete application, a city, county, or city and county shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. An application submitted to a city, county, or city and county that owns and operates an electric utility shall demonstrate compliance with the utility's interconnection policies prior to approval.

(2) The checklist and required permitting documentation shall be published on a publicly accessible internet website, if the city, county, or city and county has an internet website, and the city, county, or city and county shall allow for electronic submittal of a permit application and associated documentation, and shall authorize the electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant. In developing the ordinance, the city, county, or city and county may refer to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Office of Planning and Research. A city, county, or city and county may adopt an ordinance that modifies the checklists and standards found in the guidebook due to unique climactic, geological, seismological, or topographical conditions. If a city, county, or city and county determines that it is unable to authorize the acceptance of an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant, the city, county, or city and county shall state, in the ordinance required under this subdivision, the reasons for its inability to accept electronic signatures and acceptance of an electronic signature shall not be required.

(h) A city, county, or city and county shall not condition approval for any electric vehicle charging station permit on the approval of an electric vehicle charging station by an association, as that term is defined in Section 4080 of the Civil Code.

(i) The following definitions shall apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit.

(2) "Electronic submittal" means the utilization of one or more of the following:

(A) Email.

(B) The internet.

(C) Facsimile.

(3) "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads

on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

(4) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

SEC. 2. Section 65850.71 is added to the Government Code, to read:

65850.71. (a) The Legislature finds and declares both of the following:

(1) An electric vehicle charging station has a significant economic impact in California and is not a municipal affair, as the term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. Therefore, this section applies to all cities, including charter cities.

(2) Table 3 of the Governor's Office of Business and Economic Development (GO-Biz) Electric Vehicle Charging Station Permitting Guidebook, published July 2019, recommends best practices for electric vehicle supply equipment permitting that would establish a 15-day timeline and satisfy the intent of Assembly Bill 1236 (Chapter 598 of the Statutes of 2015).

(b) (1) An application to install an electric vehicle charging station submitted to the building official of a city, county, or city and county shall be deemed complete if, after the applicable time period described in paragraph (2) has elapsed, both of the following are true:

(A) The building official of the city, county, or city and county has not deemed the application complete, consistent with the checklist created by the city, county, or city and county pursuant to subdivision (g) of Section 65850.7.

(B) The building official of the city, county, or city and county has not issued a written correction notice detailing all deficiencies in the application and identifying any additional information explicitly necessary for the building official to complete a review limited to whether the electric vehicle charging station meets all health and safety requirements of local, state, and federal law, consistent with subdivisions (b) and (g) of Section 65850.7.

(2) For purposes of paragraph (1), "applicable time period means" either of the following:

(A) Five business days after submission of the application to the city, county, or city and county, if the application is for at least 1, but not more than 25 electric vehicle charging stations at a single site.

(B) Ten business days after submission of the application to the city, county, or city and county, if the application is for more than 25 electric vehicle charging stations at a single site.

(c) (1) An application to install an electric vehicle charging station shall be deemed approved if the applicable time period described in paragraph (2) has elapsed and all of the following are true:

(A) The building official of the city, county, or city and county has not administratively approved the application pursuant to subdivision (b) of Section 65850.7.

(B) The building official of the city, county, or city and county has not made a finding, based on substantial evidence, that the electric vehicle charging station could have a specific adverse impact upon the public health or safety or required the applicant to apply for a use permit pursuant to subdivision (b) of Section 65850.7.

(C) The building official of the city, county, or city and county has not denied the permit pursuant to subdivision (c) of Section 65850.7.

(D) An appeal has not been made to the planning commission of the city, county, or city and county, pursuant to subdivision (d) of Section 65850.7.

(2) For purposes of paragraph (1), "applicable time period means" either of the following:

(A) Twenty business days after the application was deemed complete, if the application is for at least 1, but not more than 25 electric vehicle charging stations at a single site.

(B) Forty business days after the application was deemed complete, if the application is for more than 25 electric vehicle charging stations at a single site.

(d) If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the city, county, or city and county shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

(e) If the electric vehicle charging station is being installed in an area that receives electrical service from a local publicly owned electric utility, this section does not expand or restrict the local publicly owned electric utility's role and responsibility in providing new electric service to the electric vehicle charging station in a manner consistent with safety, reliability, and engineering requirements.

(f) This section shall become operative on January 1, 2022, but for every city, county, or city and county with a population of less than 200,000 residents, this section shall apply beginning on January 1, 2023.

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AB 1236 AND AB 970 SUMMARY – ELECTRIC VEHICLE CHARGING STATION PERMIT STREAMLINING

State Bill	Author	Effective Date	Purpose	Mandates	Applicability	Compliance Deadline
AB 1236	Chiu	January 1, 2016	Reduce Greenhouse Gases (GHG)	Jurisdictions must: • Develop a streamlined permitting process for electric vehicle charging stations (EVCS) • Adopt a streamlining ordinance and checklist	• All charging station installations (Level 1 & 2, and DC Fast Charging) • Public and private charging stations • Light-, medium-, and heavy-duty electric vehicle charging stations • Stations that are installed as the accessory or primary use of a site	September 30, 2017, for jurisdictions with less than 200,000 residents
AB 970	McCarty	January 1, 2022	Reduce GHG	Adds specific binding timelines to project review period based on the size of the project: <u>1-25 station project at a single site</u> • An application will be deemed complete if after **5 business days** the city has not: 1. found the application to be complete or 2. issued a written deficiency notice: a. detailing all changes needed to make the application consistent with the city or county EVCS permitting checklist or b. identifying specific information necessary for the Building Official to conduct a limited review of whether the project meets all health and safety requirements. • If the city has not yet created its checklist, the deficiency notice will be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law per AB 1236. • An application will be deemed approved **20 business days** after it was deemed complete if: 1. the city has not made a finding, based on substantial evidence, that the EVCS could have a specific adverse impact upon the public health or safety; 2. the city has not required the applicant to apply for a use permit; and 3. An appeal has not been made to the planning commission. <u>26 or more stations at a single site</u> Same process as above except: • An EVCS application will be deemed complete after **10 business days** and will be deemed approved **40 business days** after deemed complete.	Same as AB 1236	January 1, 2023, for jurisdictions with less than 200,000 residents

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
COMMISSION BUSINESS
Agenda Item No. 9.1
April 19, 2023

Economic Development Updates

Prepared By:
Alexander Fung, Senior Management Analyst

Recommended Action(s)
Staff recommends that the Planning Commission receive-and-file the report.

Summary
To effectively implement the goals and priorities that were approved by the City Council in the Strategic Plan, the Economic Development Team strives to elevate the dining and shopping experience in Eastvale, create value-added development, and diversify the City's revenue streams. Throughout the past several months, staff have actively implemented efforts to attract new businesses, retain existing businesses, and create business opportunities. Staff desires to provide the Planning Commission with updates regarding the City's economic development efforts for the past several months.

Background

In January 2023, the City's Business and Development Success Ad-Hoc Committee and the Economic Development Team attended a two-day "Retail Academy" training workshop held by Retail Strategies, LLC. to better support Downtown Eastvale's business attraction efforts. The workshop's curriculum was specifically customized to highlight Eastvale's strengths and opportunities in order to attract the most desired businesses. Void analyses from Retail Strategies suggest that city staff and local property lessors should focus on using the following metrics when marketing the City's retail opportunities:

- 5-Mile Radius Population: 210,186

- 5-Year Projected Annual Growth: 16.52%
- 3-Mile Median Household Income (2021): $111,507
- 3-Mile Percentage of Bachelor's Degree Holders: 21%
- Custom Trade Area Population Estimates: 387,278 (2021), 427,237 (2026)
- Custom Trade Area Daytime Population: 347,402

Based on the recommendations provided by representatives from Retail Strategies, LLC., staff have revised the City's business outreach strategies accordingly.

2022 Eastvale Shopping Center Visit Reports

The City's Economic Development Team utilizes insightful Geographic Information Systems (GIS) tools to gather information and data to evaluate business expansion opportunities and track visitor trends. Through Placer, staff analyzed data to identify the following visit trends in Eastvale's shopping centers for 2022:

Shopping Center	Total Visits (2022)	Most Popular Business	2nd Most Popular Business	3rd Most Popular Business
Cloverdale Marketplace	2.12 Million	Ralph's	JINYA Ramen Bar	Wendy's
Corona Valley Marketplace	1.57 Million	Albertsons	Carl's Jr.	7-Eleven
Eastvale Gateway	9.63 Million	Target	Home Depot	VONS
Eastvale Gateway South	2.63 Million	24-Hour Fitness	McDonald's	Walgreens
Eastvale Marketplace	2.43 Million	Dutch Bros.	Smart and Final	El Pollo Loco
Goodman Commerce Center	6.83 Million	Costco	In-N-Out	Chick-fil-A
Hamner Place	0.14 Million	Starbucks	N/A	N/A
Marketplace at the Enclave	0.91 Million	CVS	Jack in the Box	Starbucks
The Merge	1.09 Million	Sprouts	Dog Haus	Bushfire Grill

Additionally, Placer data shows that the Eastvale Gateway Shopping Center and the Goodman Commerce Center rank amongst the Top 100 most visited shopping centers across the nation. The Eastvale Gateway Shopping Center, located at 12571 Limonite Avenue, has been ranked as #21 in the U.S. and #9 in California. The Goodman Commerce Center, located at 5030 Hamner Avenue, has been ranked as #72 in the U.S. and #30 in California.

"Love Eastvale, Shop Eastvale" Campaign Expansion

A few years ago, the City of Eastvale's Economic Development Team launched the "Love Eastvale, Shop Eastvale" marketing campaign to encourage residents to support local businesses. The campaign was previously placed on hold since the beginning of the COVID-19 Pandemic. City staff is currently restarting the campaign to further encourage residents and visitors to support local businesses.

Business Attraction

Staff continues to hold meetings with high-end and famous retailers, restaurants, and businesses that have expressed interest in expanding in Eastvale. City staff is in the process of diligently

preparing for the 2023 International Council of Shopping Centers' (ICSC) Conference in Las Vegas, NV to highlight Downtown Eastvale's retail opportunities.

The City's economic development website, https://eastvaleelevates.com/, also includes an Interest Form for businesses that are interested in expanding in Downtown Eastvale to input their space requirements, co-tenancy requirements, and leasing requirements.

General Business and Stakeholder Outreach
Staff actively maintains and disseminates contents through the City's economic development website, Instagram account, and newsletter. These channels allow staff to share the latest information, available resources, and funding opportunities for Eastvale's businesses.

Staff also maintains a close partnership with the Eastvale Chamber of Commerce. In addition to hosting quarterly meetings with the Chamber's President, staff actively attends the Chamber's monthly mixer events and after-hour events. The Chamber serves as a vital partner who supports the City's community events.

Additionally, staff recently implemented monthly business walks with plans to visit every retail and commercial business in Eastvale at least twice a year. These walks will allow the City to build stronger relationships with local businesses. Monthly business walks are typically scheduled for the fourth Tuesday of each month in the afternoon.

Furthermore, staff continues to host meetings for the Shopping Center Success Roundtable. The Roundtable convenes on a bimonthly basis and focuses on discussing commercial property management challenges and brainstorming collective solutions. Commercial property managers and lessors from Eastvale's shopping centers are invited to participate in these meetings.

Environmental
Pursuant to Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, organizational or administrative activities of governments that do not result in direct or indirect physical changes in the environment are not considered as CEQA projects.

Strategic Plan Action - Priority Level: 1 | Target #: 2 | Goal #: 1
The City's Economic Development Team supports efforts to attract and retain businesses in Eastvale.

Fiscal Impact
Funds to implement the City's economic development efforts are budgeted within the Community Development Department in the General Fund. Staff actively continues to search for relatable grant funding to support additional economic development efforts.

Prior City Council/Commission Action
The City Council receives periodic economic development updates during City Council meetings. The previous update was provided on February 8, 2023.

Attachment(s)
Not Applicable.

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 970

CHAPTER 710

An act to amend Section 65850.7 of, and to add Section 65850.71 to, the Government Code, relating to zoning.

[Approved by Governor October 8, 2021. Filed with Secretary of State October 8, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

AB 970, McCarty. Planning and zoning: electric vehicle charging stations: permit application: approval.

Existing law requires a city, county, or city and county to administratively approve an application to install an electric vehicle charging station through the issuance of a building permit or similar nondiscretionary permit subject to a limited review by the building official of that city, county, or city and county. Existing law allows the building official to require the applicant to apply for a use permit if the official finds that the station could have a specific adverse impact upon the public health or safety and prohibits the city, county, or city and county from denying the application for a use permit to install an electric vehicle charging station unless it makes written findings that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Existing law requires every city, county, and city and county to create an expedited, streamlined permitting process for electric vehicle charging stations and to adopt a checklist pursuant to which an application that satisfies the information requirements in that checklist shall be deemed complete and therefore eligible for expedited review.

This bill would clarify that these provisions apply to all cities, including charter cities.

This bill would require an application to install an electric vehicle charging station to be deemed complete if, either 5 business days or 10 business days after the application was submitted, depending on the number of electric vehicle charging stations proposed in the application, the city, county, or city and county has not deemed the application to be incomplete or issued a written correction notice detailing all deficiencies in the application, as specified. The bill would require an application to install an electric vehicle charging station to be deemed approved if 20 business days or 40 business days after the application was deemed complete, depending on the number of electric vehicle charging stations proposed in the application, (1) the city, county, or city and county has not approved the application, (2) the building official has not made a finding that the proposed installation could have an adverse impact upon the public health or safety or required the applicant to

apply for a use permit, (3) the building official has not denied the permit, and (4) an appeal has not been made to the planning commission of the city, county, or city and county, as specified. The bill would provide that these requirements do not expand or restrict the role or responsibility of a local publicly owned electric utility in providing new electric service to an electric vehicle charging station in a manner consistent with safety, reliability, and engineering requirements. The bill would require a city, county, or city and county to reduce the number of required parking spaces to accommodate the electric vehicle charging station, as specified.

This bill's provisions would become operative on January 1, 2022, but for every city, county, or city and county with a population of less than 200,000 residents, the bill's provisions would apply beginning on January 1, 2023.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The people of the State of California do enact as follows:

SECTION 1. Section 65850.7 of the Government Code is amended to read:

65850.7. (a) The Legislature finds and declares all of the following:

(1) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. Therefore, this section applies to all cities, including charter cities.

(2) It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of electric vehicle charging stations and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install electric vehicle charging stations.

(3) It is the policy of the state to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use.

(4) It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations.

(b) A city, county, or city and county shall administratively approve an application to install electric vehicle charging stations through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install an electric vehicle charging station shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law

shall be limited to those standards and regulations necessary to ensure that the electric vehicle charging station will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city, county, or city and county makes a finding, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the city, county, or city and county may require the applicant to apply for a use permit.

(c) A city, county, or city and county may not deny an application for a use permit to install an electric vehicle charging station unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.

(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city, county, or city and county.

(e) Any conditions imposed on an application to install an electric vehicle charging station shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible.

(f) (1) An electric vehicle charging station shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) An electric vehicle charging station shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) (1) On or before September 30, 2016, every city, county, or city and county with a population of 200,000 or more residents, and, on or before September 30, 2017, every city, county, or city and county with a population of less than 200,000 residents, shall, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, adopt an ordinance, consistent with the goals and intent of this section, that creates an expedited, streamlined permitting process for electric vehicle charging stations. In developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review. An application that satisfies the information requirements in the checklist, as determined by the city, county, or city and county, shall be deemed complete. Upon confirmation by the city, county, or city and county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance, a city, county, or city and county shall, consistent with subdivision (b), approve the application and issue all required permits or

authorizations. However, the city, county, or city and county may establish a process to prioritize competing applications for expedited permits. Upon receipt of an incomplete application, a city, county, or city and county shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. An application submitted to a city, county, or city and county that owns and operates an electric utility shall demonstrate compliance with the utility's interconnection policies prior to approval.

(2) The checklist and required permitting documentation shall be published on a publicly accessible internet website, if the city, county, or city and county has an internet website, and the city, county, or city and county shall allow for electronic submittal of a permit application and associated documentation, and shall authorize the electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant. In developing the ordinance, the city, county, or city and county may refer to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Office of Planning and Research. A city, county, or city and county may adopt an ordinance that modifies the checklists and standards found in the guidebook due to unique climactic, geological, seismological, or topographical conditions. If a city, county, or city and county determines that it is unable to authorize the acceptance of an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant, the city, county, or city and county shall state, in the ordinance required under this subdivision, the reasons for its inability to accept electronic signatures and acceptance of an electronic signature shall not be required.

(h) A city, county, or city and county shall not condition approval for any electric vehicle charging station permit on the approval of an electric vehicle charging station by an association, as that term is defined in Section 4080 of the Civil Code.

(i) The following definitions shall apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit.

(2) "Electronic submittal" means the utilization of one or more of the following:

(A) Email.

(B) The internet.

(C) Facsimile.

(3) "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads

on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

(4) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

SEC. 2. Section 65850.71 is added to the Government Code, to read:

65850.71. (a) The Legislature finds and declares both of the following:

(1) An electric vehicle charging station has a significant economic impact in California and is not a municipal affair, as the term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. Therefore, this section applies to all cities, including charter cities.

(2) Table 3 of the Governor's Office of Business and Economic Development (GO-Biz) Electric Vehicle Charging Station Permitting Guidebook, published July 2019, recommends best practices for electric vehicle supply equipment permitting that would establish a 15-day timeline and satisfy the intent of Assembly Bill 1236 (Chapter 598 of the Statutes of 2015).

(b) (1) An application to install an electric vehicle charging station submitted to the building official of a city, county, or city and county shall be deemed complete if, after the applicable time period described in paragraph (2) has elapsed, both of the following are true:

(A) The building official of the city, county, or city and county has not deemed the application complete, consistent with the checklist created by the city, county, or city and county pursuant to subdivision (g) of Section 65850.7.

(B) The building official of the city, county, or city and county has not issued a written correction notice detailing all deficiencies in the application and identifying any additional information explicitly necessary for the building official to complete a review limited to whether the electric vehicle charging station meets all health and safety requirements of local, state, and federal law, consistent with subdivisions (b) and (g) of Section 65850.7.

(2) For purposes of paragraph (1), "applicable time period means" either of the following:

(A) Five business days after submission of the application to the city, county, or city and county, if the application is for at least 1, but not more than 25 electric vehicle charging stations at a single site.

(B) Ten business days after submission of the application to the city, county, or city and county, if the application is for more than 25 electric vehicle charging stations at a single site.

(c) (1) An application to install an electric vehicle charging station shall be deemed approved if the applicable time period described in paragraph (2) has elapsed and all of the following are true:

(A) The building official of the city, county, or city and county has not administratively approved the application pursuant to subdivision (b) of Section 65850.7.

(B) The building official of the city, county, or city and county has not made a finding, based on substantial evidence, that the electric vehicle charging station could have a specific adverse impact upon the public health or safety or required the applicant to apply for a use permit pursuant to subdivision (b) of Section 65850.7.

(C) The building official of the city, county, or city and county has not denied the permit pursuant to subdivision (c) of Section 65850.7.

(D) An appeal has not been made to the planning commission of the city, county, or city and county, pursuant to subdivision (d) of Section 65850.7.

(2) For purposes of paragraph (1), "applicable time period means" either of the following:

(A) Twenty business days after the application was deemed complete, if the application is for at least 1, but not more than 25 electric vehicle charging stations at a single site.

(B) Forty business days after the application was deemed complete, if the application is for more than 25 electric vehicle charging stations at a single site.

(d) If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the city, county, or city and county shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

(e) If the electric vehicle charging station is being installed in an area that receives electrical service from a local publicly owned electric utility, this section does not expand or restrict the local publicly owned electric utility's role and responsibility in providing new electric service to the electric vehicle charging station in a manner consistent with safety, reliability, and engineering requirements.

(f) This section shall become operative on January 1, 2022, but for every city, county, or city and county with a population of less than 200,000 residents, this section shall apply beginning on January 1, 2023.

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STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 1236

CHAPTER 598

An act to add Section 65850.7 to the Government Code, relating to local ordinances.

[Approved by Governor October 8, 2015. Filed with Secretary of State October 8, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1236, Chiu. Local ordinances: electric vehicle charging stations.

The Planning and Zoning Law, among other things, requires the legislative body of each county and city to adopt a general plan for the physical development of the county or city and authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities. Existing law, the Electric Vehicle Charging Stations Open Access Act, prohibits the charging of a subscription fee on persons desiring to use an electric vehicle charging station, as defined, and prohibits a requirement for persons to obtain membership in any club, association, or organization as a condition of using the station, except as specified.

The bill would require a city, county, or city and county to approve an application for the installation of electric vehicle charging stations, as defined, through the issuance of specified permits unless the city or county makes specified written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The bill would provide for appeal of that decision to the planning commission, as specified. The bill would provide that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern. The bill would require electric vehicle charging stations to meet specified standards. The bill would require a city, county, or city and county with a population of 200,000 or more residents to adopt an ordinance, by September 30, 2016, that creates an expedited and streamlined permitting process for electric vehicle charging stations, as specified. The bill would require a city, county, or city and county with a population of less than 200,000 residents to adopt this ordinance by September 30, 2017. The bill would authorize the city, county, or city and county, in developing the ordinance, to refer to guidelines contained in a specified guidebook. The bill would also authorize the adoption of an ordinance that modifies the checklists and standards found in the guidebook due to unique conditions. By increasing the duties of local officials, this bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65850.7 is added to the Government Code, to read:

65850.7. (a) The Legislature finds and declares all of the following:

(1) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern.

(2) It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of electric vehicle charging stations and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install electric vehicle charging stations.

(3) It is the policy of the state to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use.

(4) It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations.

(b) A city, county, or city and county shall administratively approve an application to install electric vehicle charging stations through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install an electric vehicle charging station shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the electric vehicle charging station will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city, county, or city and county makes a finding, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the city, county, or city and county may require the applicant to apply for a use permit.

(c) A city, county, or city and county may not deny an application for a use permit to install an electric vehicle charging station unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis

for the rejection of potential feasible alternatives of preventing the adverse impact.

(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city, county, or city and county.

(e) Any conditions imposed on an application to install an electric vehicle charging station shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible.

(f) (1) An electric vehicle charging station shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) An electric vehicle charging station shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) (1) On or before September 30, 2016, every city, county, or city and county with a population of 200,000 or more residents, and, on or before September 30, 2017, every city, county, or city and county with a population of less than 200,000 residents, shall, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, adopt an ordinance, consistent with the goals and intent of this section, that creates an expedited, streamlined permitting process for electric vehicle charging stations. In developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review. An application that satisfies the information requirements in the checklist, as determined by the city, county, or city and county, shall be deemed complete. Upon confirmation by the city, county, or city and county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance, a city, county, or city and county shall, consistent with subdivision (b), approve the application and issue all required permits or authorizations. However, the city, county, or city and county may establish a process to prioritize competing applications for expedited permits. Upon receipt of an incomplete application, a city, county, or city and county shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. An application submitted to a city, county, or city and county that owns and operates an electric utility shall demonstrate compliance with the utility's interconnection policies prior to approval.

(2) The checklist and required permitting documentation shall be published on a publicly accessible Internet Web site, if the city, county, or city and county has an Internet Web site, and the city, county, or city and county shall allow for electronic submittal of a permit application and associated documentation, and shall authorize the electronic signature on

all forms, applications, and other documentation in lieu of a wet signature by an applicant. In developing the ordinance, the city, county, or city and county may refer to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Office of Planning and Research. A city, county, or city and county may adopt an ordinance that modifies the checklists and standards found in the guidebook due to unique climactic, geological, seismological, or topographical conditions. If a city, county, or city and county determines that it is unable to authorize the acceptance of an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant, the city, county, or city and county shall state, in the ordinance required under this subdivision, the reasons for its inability to accept electronic signatures and acceptance of an electronic signature shall not be required.

(h) A city, county, or city and county shall not condition approval for any electric vehicle charging station permit on the approval of an electric vehicle charging station by an association, as that term is defined in Section 4080 of the Civil Code.

(i) The following definitions shall apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit.

(2) "Electronic submittal" means the utilization of one or more of the following:

(A) Email.

(B) The Internet.

(C) Facsimile.

(3) "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

(4) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

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