

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Luke Watson, Deputy City Manager
DATE: May 28, 2024
SUBJECT: Community Development Department Monthly Report

RECOMMENDATION: That the City Council receive and file the Community Development Department monthly report.

The following are the highlights for Community Development for the month of April 2024.

CURRENT PLANNING ACTIVITIES

In April 2024, Planning processed twenty-eight (28) new applications (not including Home Occupations) and conducted three (3) Public Hearings. A detailed account of planning activities is attached to this report.

Planning Statistics	April
Long Range Project	9
Conditional Use Permit	1
Development Plan	2
Entertainment License	1
Massage Permits	1
Modifications	8
Pre-Applications	3
Temporary Use Permit	2
Zoning Letter	1
Total	28

Paseo Del Sol Tentative Tract Map No. 36483 (PA14-0087): The City is processing a Tentative Tract Map (No. 36483) for 168 single-family homes and 11 open space lots located at the northwest corner of Temecula Parkway and Butterfield Stage Road. The project has been scheduled for Planning Commission on June 19, 2024. **(COOPER)**

Temecula Valley Hospital Master Plan Update (PA21-1525): The City is processing a Modification to the previously approved Temecula Valley Hospital Master Plan. The updated Master Plan, at buildout will include the existing 237,305 square foot hospital building and 5,180 square foot storage building along with an approximately 130,000 square foot, four story Behavioral Health Building in Phase 2, an approximately

10,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot medical office buildings, and a 14,000 square foot utility plant in Phase 3, and an approximately 125,000 square foot, five story third hospital tower, a 80,000 square three story foot medical office building, and a four story parking structure with the existing helipad relocated to the roof of the structure in Phase 4. The project is located at 31700 Temecula Parkway. A public scoping meeting for the Subsequent Environmental Impact Report (SEIR) was held on March 23, 2022, at the Ronald H. Roberts Temecula Public Library. The public review period for the SEIR has ended. The Final SEIR has been completed by the consultant and meetings have taken place with the City Council and Planning Commission Subcommittee's. A tour of a similar Behavioral Health Facility took place on June 6, 2023, for the City Council and Planning Commission. A Community Meeting organized by TVH took place on November 13, 2023 in the City of Temecula Conference Center. Staff will be going out with a Request for Proposals for a Municipal Services Impact Analysis prepared by an independent consultant. **(COOPER)**

Temecula Resort and Spa (PAs 22-0035, 22-0037): The City is processing a Development Plan and Tentative Parcel Map for an approximately 474,137 square foot, seven (7) story, 90-foot high full service hotel that includes a parking garage, conference facilities/ballrooms, gallery/event space, full service spa, restaurants, bars/lounges, retail outlets, workout facility, outdoor pool area, and a wedding garden located on the east side of Front Street between First Street and Second Street. The project was presented to the Old Town Steering Subcommittee on July 26, 2022, September 27, 2022, April 25, 2023, and May 23, 2023, and the Old Town Temecula Planning Commission Subcommittee on October 19, 2022, January 17, 2024, and March 20, 2024. On September 6, 2023 the Planning Commission requested redesign of the project in order to meet the development standards of the Old Town Specific Plan. The project has been scheduled for Planning Commission on May 15, 2024. **(COOPER)**

Estates @ Seraphina (PAs 24-0023, 0120): The City is processing a A Vesting Tentative Tract Map (VTM 38908) and Home Product Review for the creation of 113 single family lots including five (5) affordable lots and eight (8) open space lots on 17.57 acres located on the southwest corner of Joseph Road and Rita Way (APN: 957-080-027). An environmental consultant has been selected and is under contract to prepare an environmental document for the project. **(COOPER)**

Boutique Luxury Hotel (PAs 22-0929, 0930, 0931): The City is processing a Development Plan for an approximately 54,699 square foot, four-story, 45 room hotel that includes retail spaces, a gym, meeting space, and a rooftop restaurant and pool area. The project is located on the west side of Old Town Front Street approximately 400' south of Santiago Road adjacent to the U-Haul dealership. The application package also includes requests for a Minor Exception for the height of the building to accommodate architectural tower elements and a Variance to allow for parking within the setback due to the narrow width of the project site. The project has been scheduled for Planning Commission on June 19, 2024. **(COOPER)**

Parker Medical Center II (PA22-0987): The City is processing a Development Plan for an approximately 35,601 square-foot, three story, medical office building located on the west side of Avenida De Misiones approximately 425 feet south of Temecula Parkway. **(COOPER)**

Paradise Chevrolet (PAs 22-1124, 1125): The City is processing a Development Plan and Conditional Use Permit for an approximately 47,727 square foot, two story structure that includes rooftop parking for a commercial and fleet truck dealership that includes maintenance and repair services for Paradise Chevrolet. The project is located on an undeveloped site at 42105 DLR Drive. An environmental consultant has been selected and is under contract to prepare an environmental document for the project. **(COOPER)**

Rancho-12 Tentative Tract Map (PA22-0047): The City is processing a 12-lot single-family development located at 31670 Rancho California Road. **(JONES)**

Be Good Hotel (PA22-0995): The City is processing a Development Plan Application to review a four-story hotel featuring nine rooms, restaurant and subterranean parking. The project is generally located on the northwest corner of Fourth Street and Mercedes Street. **(JONES)**

Amazon Delivery Van Parking Lot (PA22-1025): The City is processing a modification application to allow a parking lot expansion to accommodate delivery van parking. The project is located at 27731 Diaz Road. **(JONES)**

Bedford Court Development Plan (PA23-0197): The City is processing a Development Plan application to allow for the construction of two structures totaling approximately 4,546 square feet. Anticipated uses consist of a car wash and coffee shop. The project is generally located approximately 160 feet south of the Temecula Parkway and Bedford Court intersection. **(JONES)**

Bedford Court Planned Development Overlay (PA23-0280): The City is processing a Planned Development Overlay to provide development standards for a proposed coffee shop and car wash. The project is located approximately 160 feet south of the Temecula Parkway and Bedford Court intersection at APN: 922-210-042. **(JONES)**

Sail House Development Plan (PA23-0227): The City is processing a Development Plan for an approximately 7,066 square foot warehouse building with office space. The project is located at 42974 Roick Drive. **(JONES)**

Redhawk Specific Plan Amendment (PA23-0327): The City is processing an amendment to the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan (related application number PA23-0251 CUP). **(JONES)**

Front and Main (PA23-0492): The City is processing a Development Plan application for an approximately 13,600 square foot structure totaling three stories. The project is generally located approximately 130 feet east of the Old Town Front Street and Main Street intersection at APN: 922-034-037. **(JONES)**

Pub and Grub Modification Appeal: (PA24-0107) The City is processing an appeal to the Planning Commission's February 21, 2024, decision denying a modification to an existing Conditional Use Permit. The project is located at 28677 Old Town Front Street. **(JONES)**

Old Town Townhomes Development Plan (PA22-0941): The City is processing a Development Plan Application for the construction of 14 multi-family residential units on the vacant .68-acre parcel located at 42146 Sixth Street. **(CARDENAS)**

Texas Roadhouse (PA23-0341): The City is processing a Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant located at 40710 Winchester Road. **(COOPER)**

Mercedes Benz Sprinter (PA23-0329): The City is processing a Development Plan for an approximately 81,295 square foot Mercedes Benz Sprinter Dealership that includes maintenance and repair services, detail

center, and employee wellness center. The project is located on an undeveloped site at 40910 Temecula Center Drive. **(COOPER)**

Altair Villages A, B, & C (PAs 23-0438, 0439, 0440): The City is processing three (3) Development Plans for the first three (3) villages of Altair consisting of single family detached, duplex, and rowhomes products totaling 467 residential units and two (2) parks. The projects were presented to the City Council Altair Property Subcommittee on February 13, 2024. **(COOPER)**

Gaucha Grill (PAs 23-0467, 0499, 0500): The City is processing a Conditional Use Permit for a Type 47 ABC License, a Modification to an existing building to revise the colors of the building, addition of a covered entryway and dining area, new exterior lighting, and folding glass window panels, and a Certificate of Historical Appropriateness to modify an existing historic building (First National Bank). The project is located in the former location of The Bank of Mexican Food in Old Town and proposes operations Sunday-Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday from 11:00 a.m. to 11:30 p.m. with NO live entertainment. **(COOPER)**

Parker Ridge Tentative Tract Map 38813 (PA23-0497): The City is processing a Tentative Tract Map to subdivide two existing parcels into nine (9) parcels on 11.4 acres located on the south side of Pauba Road approximately 600 feet of Showalter Road. An environmental consultant has been selected and is under contract to prepare an environmental document for the project. **(COOPER)**

Temecula Regional Center Specific Plan Amendment (PA23-0494): The City is processing a Specific Plan Amendment to the Temecula Regional Center Specific Plan for a technical change to the document so the square footage in the Specific Plan reflects existing conditions/entitled projects. **(COOPER)**

Sage Senior Apartments (PA24-0066, 0067): The City is processing a Development Plan and Conditional Use Permit for a 143-unit senior apartment community built on 5.93 acres located at 80134 Winchester Road. An environmental consultant has been selected and is under contract to prepare an environmental document for the project. **(COOPER)**

Cubsmart AT&T Wireless Antenna Facility (PA22-0470): The City is processing a Wireless Antenna Facility Application for a proposed 40' tall Monoecalyptus tree located behind the existing Cubesmart Storage facility located at 44618 Pechanga Parkway. **(CARDENAS)**

Camping World (PA23-0240): The City is processing a Modification Application to include 'Parcel 2' to the existing CUP and to modify the site with new security fencing, parking, landscaping a service building conversion, and demolition of the former restaurant building located at 27600 Jefferson Avenue. **(CARDENAS)**

Tony's Car Wash (PA23-0321): The City is processing a Development Plan Application for a proposed 6,828 square-foot car wash facility consisting of a car wash tunnel, detailing tunnel, an office, and vacuums on the vacant 1.99-acre property located approximately 200 feet southwest of Temecula Parkway and Jedediah Smith Road. **(CARDENAS)**

LONG RANGE PLANNING

General Plan Update: The Long Range Planning Division has developed a four-phase, multi-year process to update the General Plan. Phase I is complete and included updates to Housing and Public Safety Elements. Phase I also included an update to the City's Traffic Impact Analysis (TIA) Guidelines to analyze Vehicle Miles Travelled (VMT) for the California Environmental Quality Act (CEQA). Phase II is in process and includes an update to the Quality of Life Master Plan (QLMP), reconciling the City's GIS Maps on a parcel by parcel basis, a baseline EIR analysis of the City's Circulation Element, and developing a Complete Streets Policy document. Phase III will include a Fiscal Land Use Study to analyze the City's remaining development capacity and market absorption potential for residential, commercial, and industrial development. The final phase is to work with a General Plan Advisory Committee to update to the General Plan and EIR over an 18 to 24-month timeframe. **(PETERS)**

General Plan Annual Progress Report (LR24-0001): State law requires that all cities and counties submit an annual report on the implementation of the General Plan and Housing Element to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1st of each year. The purpose of the General Plan Annual Progress Report (GP-APR) and Housing Element Progress Report (HE-APR) is to update the community, City Council, HCD and OPR on General Plan and Housing Element implementation progress. This report is also used as an aid to identify prospective changes, or updates that may be needed for the General Plan and Housing Element. The GP-APR and HE-APR will be going to City Council on March 26th and will then be submitted to HCD and OPR on April 1st. **(GARCIA)**

QLMP Website for Measuring Progress: As part of the Quality of Life Master Plan Update, Planning staff is working with a consultant, MIG, and the IT Department to develop a website for the QLMP. The intent of the website is to provide a "dashboard" to display the seven Core Values and eventually incorporate the goals and policies of the updated General Plan. The website will also be used to measure the city's progress towards achieving the Citizen's 20-Year Priorities identified in the QLMP. The dashboard will be displayed on a third-party website and will incorporate links and useful indicators intended for user-friendly navigation. The website officially launched on October 9, 2023. The QLMP website will be updated at the end of each calendar year to reflect department accomplishments. **(GARCIA)**

Uptown Temecula Specific Plan Amendment (LR19-1458): An amendment to the Uptown Specific Plan to implement the following changes: modify graphics to reflect consistency with text regarding allowable frontage types, amend street cross sections (graphics), amend plant pallet and silva cell requirements for street trees, implement a street naming convention, amend streetlight spacing and other typographical errors. Staff has reached out to Spurlock Consulting for assistance in updating the Sidewalk and Streetscape Standards and is awaiting a scope of work and timeline. Public Works is drafting new street sections for the Specific Plan. Spurlock Consulting has provided a scope of work for the proposed changes to the streetscape and sidewalk standards and staff has executed the agreement for services and will begin updating the graphics as requested. Planning and Traffic Engineering have been working on updated street cross sections and a map to identify cross section placements. **(COLLINS)**

Transportation Discovery and Existing Conditions Analysis (LR20-1071): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to prepare an internal document for staff to identify potential transportation focused areas as part of Phase 2 of our General Plan Update process and timeline. The City has retained Fehr & Peers (F&P) Transportation Consultants to document existing transportation conditions in the City, provide benchmarking information on how

transportation facilities, transportation use and policies compares to other peer agencies (through benchmarking) and will evaluate how much of the current Circulation Element has been implemented. Staff worked with F&P to identify methodology, thresholds, and mitigation to address VMT for the California Environmental Quality Act evaluation, which the City Council adopted in May 2020. On July 19, 2021, Staff has a scheduled internal meeting with Fehr & Peers, they present to staff the Data Collection Status. Currently, the consultant is developing the three scenario runs to be reviewed by staff prior to conducting a full model run. **(PETERS)**

Old Town Parklets (LR22-1112): The previous Old Town Outdoor Dining Program was a project intended to make the Temporary Expanded Dining/Retail Program (TED) permanent that was sparked by the COVID-19 pandemic restrictions. However, due to the potential barriers that came to light such as loss of parking, ADA requirements, outside agency fees and more, the decision was made by City Council and staff to end the outdoor dining program when the license agreements expired on July 1, 2022. With that, other outdoor dining amenities were explored for Old Town which led to the Old Town Parklet Project. Parklets are the conversion of parking spaces on urban streets into a small public ‘park’ or enclosed seating area. The intent of the Parklet Project is to provide an additional amenity to the community and promote an increase in pedestrian activity and convenience. Staff is working with a consultant, Placeworks, to design and implement the Old Town Parklets. Locations and design themes will be determined throughout the process with direction from the Old Town Steering Subcommittee. An open-house style community workshop was held on October 11th to retrieve feedback from community members. The input received from the 12 attendees was presented to the Old Town Steering Subcommittee on November 14th and direction was given to staff to move forward with a pilot program. The consultant is currently working on creating a draft recommendation for two pilot parklets in Old Town. **(GARCIA)**

Complete Streets (LR23-0043): This project will draft a citywide policy for the city to ensure transportation infrastructure is designed to enhance safety, accessibility, and mobility for all users. A Complete Streets Checklist will be developed to be used internally to ensure that transportation infrastructure projects are implementing Complete Streets where practical by considering the feasibility of Complete Streets improvements and ensuring consistency with other planning documents. The City has retained Fehr & Peers Transportation Consultants to draft the Complete Streets Policy, implementation checklist, and mid-block crosswalk criteria. This project is being funded by the Local Early Action Planning (LEAP) grant that was awarded by the State Department of Housing and Community Development (HCD). The consultant presented the draft Complete Streets Policy to the Planning Commission on October 18th and to the Traffic Safety Commission on October 26th. The presentation was strictly informative, and the Commissioners offered several suggestions to add to the policy which have been incorporated in the final version that was adopted by the City Council on November 28th. Formal implementation has begun as of January 1st. **(GARCIA)**

Climate Action Plan (CAP) Baseline Evaluation (LR23-0083): The City was awarded funds from the Local Early Action Planning (LEAP) grant opportunity by the State Department of Housing and Community Development (HCD) to prepare an internal report of the city’s baseline Greenhouse Gas Emissions (GHG) inventory. The intent is for the City to have full documentation of a baseline emissions inventory that can be used as the City develops a Climate Action Plan. The City has contracted WSP to collect data needed to estimate GHG emissions and include vehicle fuel economy standards, electric vehicle mandates, renewable electricity standards, waste reduction targets, and water use restrictions. The final CAP Baseline Memo was received by staff and will be incorporated in the General Plan Update. **(GARCIA)**

Wayfinding Guide (LR23-0167): The City is working with a consultant, Alta Planning + Design, Inc., to implement a bicycle wayfinding system for the bike lanes and trails throughout the city. Alta will draft a wayfinding strategy memo that outlines best practices for destination selection, sign placement, and sign programming. The Multi-Use Trails and Bikeways Master Plan that was adopted in 2016 will act as an implementation and style guide to create an interconnected network designed to encourage more residents to use active transportation. Staff is doing a final review of the Design Intent Drawings and Sign Location Map. Once finalized, the package will go to the Trails/Open Space Ad Hoc Subcommittee for input. **(GARCIA)**

Bicycle Friendly Community Application (LR23-0220): The City had applied and was awarded a Bronze Level Bicycle Friendly Community Award in 2021 by the League of American Bicyclists. The League's program provides advocates and change makers with a roadmap and hands-on assistance to build places more welcoming to people who bike. One of the aspirations in the Quality of Life Master Plan (QLMP) is to strive for a Gold Level. The City recently submitted a new application to the League on August 30, 2023. The review period has closed, and awards were announced in January. The City has received a Silver Level for the 2023-2027 awarding period, which will be shared in an upcoming Press Release. Staff is working on ordering new Bicycle Friendly Community signs that will be installed near a few trailheads throughout the city. **(GARCIA)**

Objective Design Standards Amendment (LR23-0490): The Objective Design Standards were adopted on January 25, 2022, and only included multi-family and mixed-use development standards. Staff has observed the need for additional Objective Design Standards for single family development. Placeworks, Inc., who helped the City adopt the original Objective Design Standards document, will be assisting us in amending the document to include single-family development. A kickoff meeting was held on March 5th and a draft document will be prepared for staff to review and provide feedback. Once refined, the amended document will be brought to the Planning Commission for adoption. **(GARCIA)**

Annual General Plan Consistency Review of Proposed FY 2025-2029 CIP (LR24-0141): As part of the budget adoption, Planning staff evaluates the proposed Capital Improvement Program (CIP) consistency with the goals and policies of the adopted General Plan. The proposed draft Fiscal Years 2025-2029 CIP is in progress and the consistency review will be brought to the Planning Commission on May 15th. **(GARCIA)**

Land Use Economic Opportunity Study (LR23-0078): In preparation for the General Plan Update staff has engaged Keyser Marston Associates (KMA) to complete a new Land Use Economic Opportunity Study. Staff is presently working on the agreement, funded through a LEAP Grant and services will commence once executed. Staff is working to provide KMA with the requested documents to complete the fiscal land use study. **(COLLINS)**

Temecula Creek Wildfire Risk Reduction Community Plan (LR21-1331): Temecula applied for and was awarded a \$300,000 grant to develop Temecula's first Community Wildfire Protection Plan (CWPP). The grant has a \$78,000 match (staff time), the remainder is to onboard a consultant to draft the plan. Request for Proposals (RFP) has closed and SWCA, Inc. (Steven W. Carothers & Associates) Environmental Consultants was selected as the winning candidate. The contract was approved at the January 10th City Council Meeting and a kickoff is scheduled for February 6th in the conference center. The kickoff meeting was held with 18 in attendance, the Development Team has been assigned and consultant is planning for fieldwork in the coming weeks. Fieldwork was performed on March 28th and associated studies will be provided in due time. Consultant continues fieldwork and fire modeling with maps to be presented early this fall. Public outreach is being scheduled on February 22nd for AM and PM session as well as a final unveiling

of the document on March 6th. The final CWPP will be presented to the Development Team at a meeting on March 6th in the Conference Center. The CWPP was taken to the Planning Commission for approval on April 17th, unanimous affirmative vote. **(COLLINS)**

Plan Integration for Resilience Scorecard (PIRS) (LR23-0082): Staff has completed the review of all major planning documents that govern land use. The review consisted of scoring our plans based on their potential for positive impacts as well as negative impacts, which are then visually mapped to show how land use policy can impact wildland fire risk. This is a joint project between Cal Poly Pomona, Texas A & M University and the City of Temecula, which will be presented at this year's APA conference. **(COLLINS)**

SB 1186 (LR24-0090): Staff is presently reviewing the legislation with the City Attorney's office and is drafting a proposed Ordinance to comply with State Law. **(COLLINS)**

Old Town Parking Sensors (LR22-0857): The project is a continuation of the Old Town Parking White Paper that discussed various technology solutions designed to track and report on parking in Old Town in real time. The white paper recommended that the City utilize parking sensors to monitor parking in Old Town. Staff has circulated a Request for Proposal from companies offering parking sensors. Responses have been received and are being reviewed by staff. The companies that submitted the top two highest rated proposals were invited to provide a demonstration to staff. Demonstrations were held in April. **(JONES)**

Annual Title 17 Cleanup (LR24-0005): An annual effort of Community Development to identify areas of the code that need clarification, correction, or an update. This is also performed to implement various components of state law. Staff is currently compiling a list of proposed changes and drafting an Ordinance that will be brought to Hearing in July 2024. **(GARCIA)**

Alcohol Ordinance (LR23-0429): An amendment to Title's 9, 17 and the Old Town Specific Plan to allow:

- Consolidated and consistent conditions of approval for establishments that serve alcohol (CUP)
- Consistent hours of operation with a standard cut off time for alcohol service.
- Allow Type 90 (Entertainment Venues) with conditions and operational standards.
- Allow for a one (1) year pilot program that would allow Temporary Use Permits (TUP's) to provide outdoor live entertainment in Old Town. **(COLLINS)**

2024 CY Annual Progress Reports:

- Water Efficiency Landscape Ordinance (WELO) - Submitted 1/30/2024 (LR24-0003)
- CA Department of Finance Housing Unit Survey – Submitted 1/30/2024 (LR24-0002)
- General Plan – Approved by CC on 3/26/2024 and submitted 3/27/2024 (LR24-0001)
- Housing Element – Approved by CC on 3/26/2024 and submitted 3/27/2024 (LR24-0002)

HOUSING

Las Haciendas Affordable Housing Project: The City has approved the construction of a 77-unit affordable multi-family housing community consisting of two residential buildings, a community building and tuck-under parking located at 28715 Las Haciendas. Community HousingWorks (CHW), the developer, has closed their interest list to the public, the lottery has taken place. The property management company

ConAm Management has begun to move in tenants into the project. The project is currently working to finalize construction in Uptown Temecula. (URIAS)

Old Town Temecula Town Homes: The City is reviewing a Development Plan application for the construction of 14 multi-family residential units on the vacant .68-acre parcel located at 42146 Sixth Street. (CARDENAS)

City of Temecula Vacant Land: The City has hired Kosmont Companies as a consultant to assist in understanding the surplus land exemption process with the state. Kosmont will be assisting in taking the Southern Interchange parcel through the surplus process. (URIAS)

Habitat for Humanity Affordable Housing Project: Habitat for Humanity has submitted a pre-application for a six residential unit project located in Old Town adjacent to the current Habitat Project on Pujol Street. Five homes will be available to very-low-income households and one home will be available to a low-income household. The homes will remain income restricted for forty-five (45) years. (URIAS)

BUILDING & SAFETY

Building and Safety statistics for April 2024 is highlighted in the following table.

Building & Safety Statistics	April
Permits	393
New Single Family Unit(s)	22
Accessory Dwelling Unit(s) (ADU)	1
New Commercial Building	1
Photovoltaic - SolarAPP+ (Instant permit)	25
Photovoltaic	84
Tenant Improvement(s)	9
Non Construction C of O	36
Number of Active Plan Checks	174
Number of New Plan Checks	50
Number of Finaled Permits	249
Inspections	3115
Inspections Per Day	141
Inspections Per Person Per Day	28
Stops Per Month	974
Visitors to Counter	917

Non-Construction Certificate of Occupancy

- Huddle Men’s Health (1,614 sf)
- Rose Garden Thai Cuisine (1,100 sf)
- Surplus Corner Warehouse (5,336 sf)
- Inland Urgent Care (2,119 sf)

Tenant Improvement

- Beardown Training (6,597 SF)
- US Bank (7,945 sf)
- D1 Training (4,682 sf)
- Rancho Water and Ice (857 sf)

CODE ENFORCEMENT

During the month of April, Code Enforcement responded to 111 web inquiries. In addition, the division opened 213 code cases, conducted 398 regular inspections, and forwarded 28 referrals. In addition, the division opened 581 proactive weed abatement code cases.

Code Enforcement Statistics	April
Abandoned or Inoperable Vehicle	5
Vacant Home / Prop. Maintenance /Infestation/ Mold	31
Business or Home Occupation w/o license/CUP	10
Trash and Debris / Dumping	12
Overgrown Vegetation / Weeds / Fire Hazard	581
Green Pool / Vector Control / Stagnant Water	4
Graffiti	9
Noise/Nuisance/Animal Control	17
Trailer / RV Stored/Boat/Parking	24
Construction w/o Permit/Building Code	5
Encroach Public ROW / Trash Cans	12
Zoning/Signs	81
Public Safety & Health	3
Total Number of Cases	794

Foreclosure Tracking: Code Enforcement works with the local real estate community to monitor foreclosures, defaults and real estate owned properties.

Foreclosure Statistics	April
Residential - Default	28
Residential - Foreclosure	23
Residential - REO	9
Total - Residential	60
Commercial - Default	0
Commercial - Foreclosure	3
Commercial - REO	0
Total - Commercial	3

ATTACHMENT: Current Planning Activity Report